

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0189**Z.A.P. DATE:** March 20, 2018**SUBDIVISION NAME:** Pioneer Hill Preliminary**AREA:** 196 acres**LOTS:** 442**OWNER/APPLICANT:** Continental Homes of Texas**AGENT:** Pape-Dawson Engineers**ADDRESS OF SUBDIVISION:** Dessau Road at Arborside Drive**GRIDS:** M29 / N29 / N30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-6, MF-1, MF-3, GR, and LI.**PROPOSED LAND USE:** 420 Single Family lots, 2 Multi-Family lots, 2 Retail lots, 7 Industrial lots, and 11 Park/Private Open Space/ Drainage Lots.**VARIANCE:** To delete the requirement of Section 25-4-33, which requires an applicant to include all the land in the original tract in an application for preliminary plan approval. (see back-up). **RECOMMENDED****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 applicant has platted approximately 30% of the previous preliminary plan, and is proposing a new preliminary plan that nearly matches that previous plan. The previous preliminary plan also had an approved variance for the Balance of the Tract, however that variance expired with the expiration of the preliminary plan.**STAFF RECOMMENDATION:** The staff recommends approval of the plan and the proposed variance. If the variance is approved, the plan would meet all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us**PHONE:** 512-974-6455



MEMORANDUM

TO: Members of the Zoning and Platting Commission

FROM: David Wahlgren, Planning Officer, Supervisor of Subdivision Review

DATE: March 13, 2018

SUBJECT: Variance Request for Pioneer Hill Preliminary Plan
Case Number – C8-2017-0189

Recommendation: **To approve the variance**

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-33; *(B) An applicant shall include all land in the original tract in an application for preliminary plan or plat approval.* In this case, the 283.70 acre original tract included a 6.30 acre undeveloped and land locked portion of land, (that abuts Walnut Creek to the north of the site) which was split off and sold to Mr. Overcash in 1971.

For many years the applicant has offered to purchase, or include Mr. Overcash's property in the preliminary plan application. However, Mr. Overcash has showed no interest in joining in the application or selling his property. Due to the fact that the majority of property surrounding Mr. Overcash's tract will be conveyed to the City of Austin's Parks Department (prior to final plat approval), the City also contacted Mr. Overcash and offered to trade him for a similar size site on Onion Creek. Again, he refused the offer.

At this time, the applicant is providing a 300' +/- long 20' wide access easement to allow access from the Overcash property to an internal Pioneer Hill street (Sisterdale Lane). It should be noted that a large portion of Mr. Overcash's 6.3 acres is located in the Walnut Creek floodplain and is unbuildable.

The LDC states under sub section (C) that; "The Land Use Commission may waive the requirement of Subsection (B) *"if the Land Use Commission determines that the requirement is impractical or imposes an unreasonable hardship on the applicant."* Although Mr. Overcash's property is land locked and undeveloped, it is the Staff's opinion that the applicant has attempted to do everything reasonably possible to correct the balance of the tract issue. However, Mr. Overcash appears unwilling to participate in the subdivision process or sell his property.

Staff recommends approval of the variance for the following reasons:

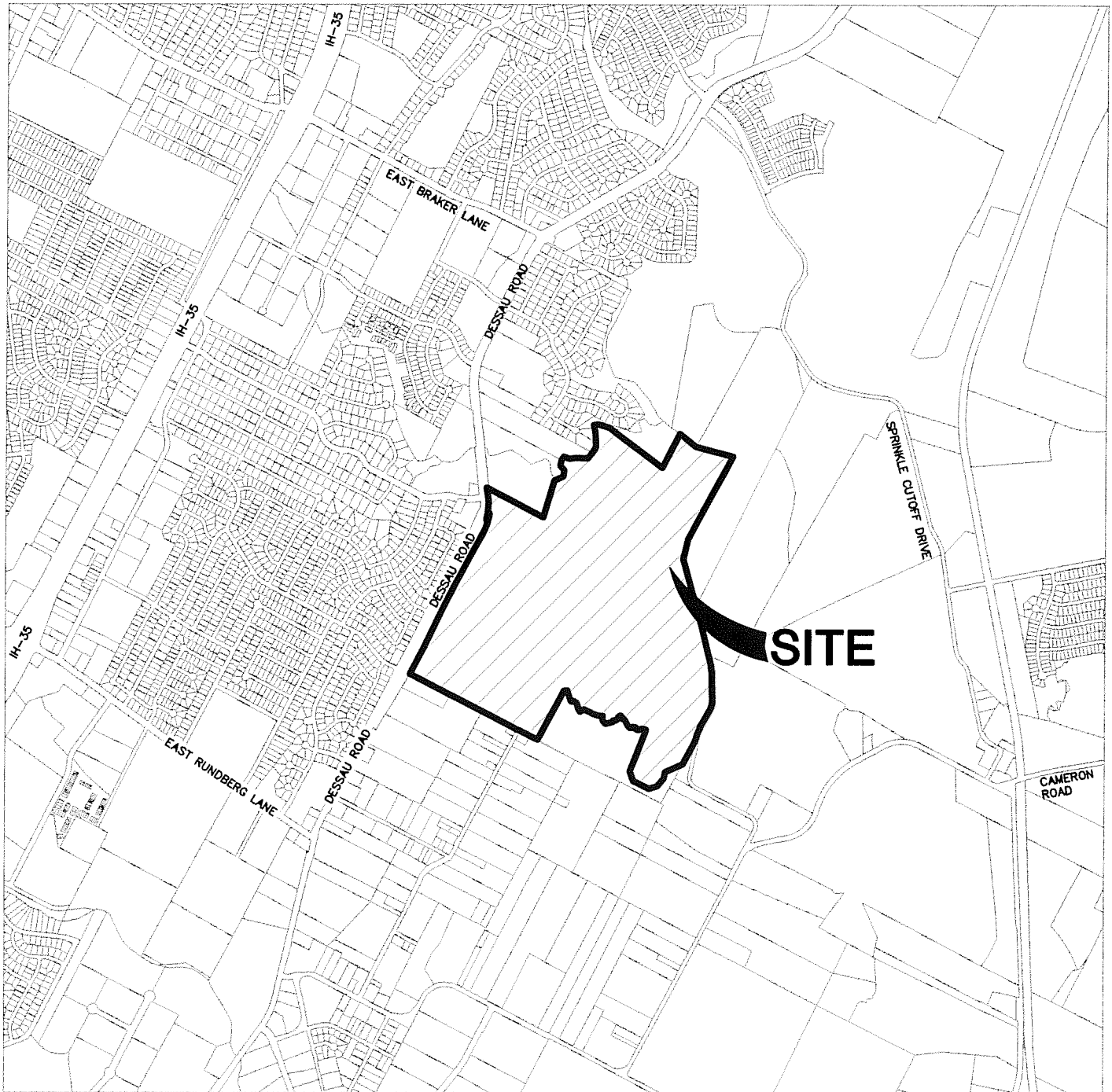
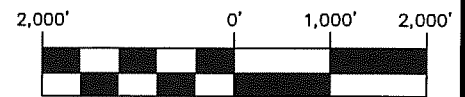
- The owner of the balance of the tract is unwilling to participate in the subdivision application.
- The applicant will provide a 20' access easement from Mr. Overcash's property to an internal public street.
- Approval of the variance will not have a negative impact on the health, safety, or welfare of the community.

If you have any further questions or required additional information, please contact me at 512-974-6455 or at david.wahlgren@austintexas.gov

David Wahlgren
Planning Officer, Supervisor of Subdivision Review



SCALE: 1" = 2,000'



JOB NO. 50937-00
 DATE APRIL 2017
 DESIGNER JA
 CHECKED DRAWN JA
 SHEET 1 of 1

PIONEER HILL AUSTIN, TEXAS LOCATION MAP

**PAPE-DAWSON
 ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801





November 16, 2017

Mr. David Wahlgren, Case Manager
Development Review Services
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Pioneer Hill; Preliminary Plan
City File No.: C8-2017-0189
Balance of Tract Variance Request

Dear Mr. Wahlgren:

On behalf of our client, we are requesting that the City grant a variance or waiver from Section 25-4-33(B) of the Land Development Code, which requires that an application for preliminary plan or final plat approval include all land constituting the original tract.

The application as submitted does not include the entirety of the original tract. It does not include a 6.305 acre tract of land conveyed to J.C. Overcash by a deed recorded in Volume 4083, Page 2078, of the Deed Records of Travis County, Texas. The location of the Overcash Tract to the overall Pioneer Hill property is shown on the attached Exhibit "A".

The City of Austin waived the requirement that the Overcash Tract be included in the previous preliminary plan of Pioneer Hill, City File No. C8-2012-0049. As you are aware, this preliminary plan was inadvertently allowed to expire by the previous engineer. The plan as submitted by Pape-Dawson is unchanged with the exception of water quality zones within the open space/parkland lot along the creek on the north and northwest boundaries of the subdivision.

Following is a summary of the basis for the previous variance requested by Jackson Walker LLP in 2004 and approved by the City in conjunction with the earlier preliminary:

1. The developer and the City Parks department attempted to work repeatedly with Mr. Overcash to address this issue. Mr. Overcash has been unwilling to be included in the plan or to sell his property to the developer to be included in the plan.

Pioneer Hill – Preliminary Plan
Case Number: C8-2017-0189
Balance of Tract Variance Request
November 16, 2017
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2. The Overcash Tract is separated from Pioneer Hill by land that will be sold and/or dedicated to the City as parkland.
3. The Overcash Tract is undeveloped.
4. Mr. Overcash was given the right to access his property for recreational use over existing trails in the undeveloped Pioneer Hill property and at the time of final subdivision will be ensured of continued access through the parkland to the public streets.

In conclusion, the developer has made every possible and reasonable effort over an extended timeframe to address the underlying issues related to Mr. Horton's desire not to participate in the development plan for the remainder of the Pioneer Hill property.

Please call me if you have any questions or if I can provide any additional information.

Sincerely,
Pape-Dawson Engineers, Inc.

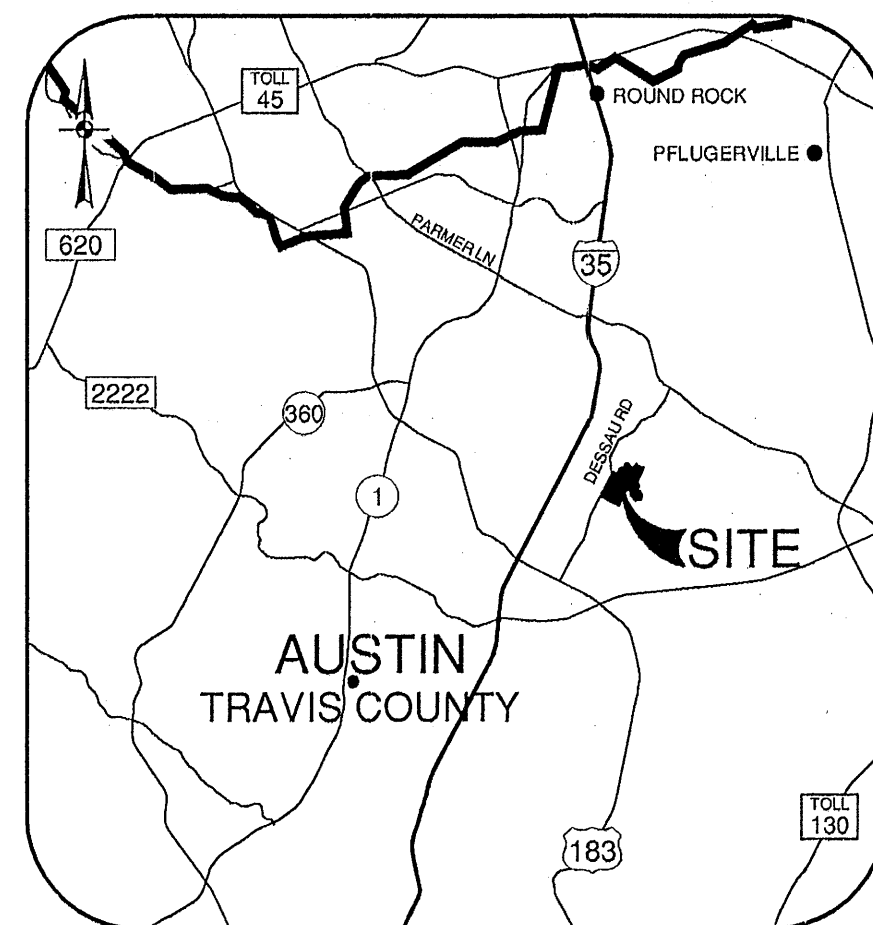


Dustin Goss, P.E., LEED[®] AP
Senior Project Manager

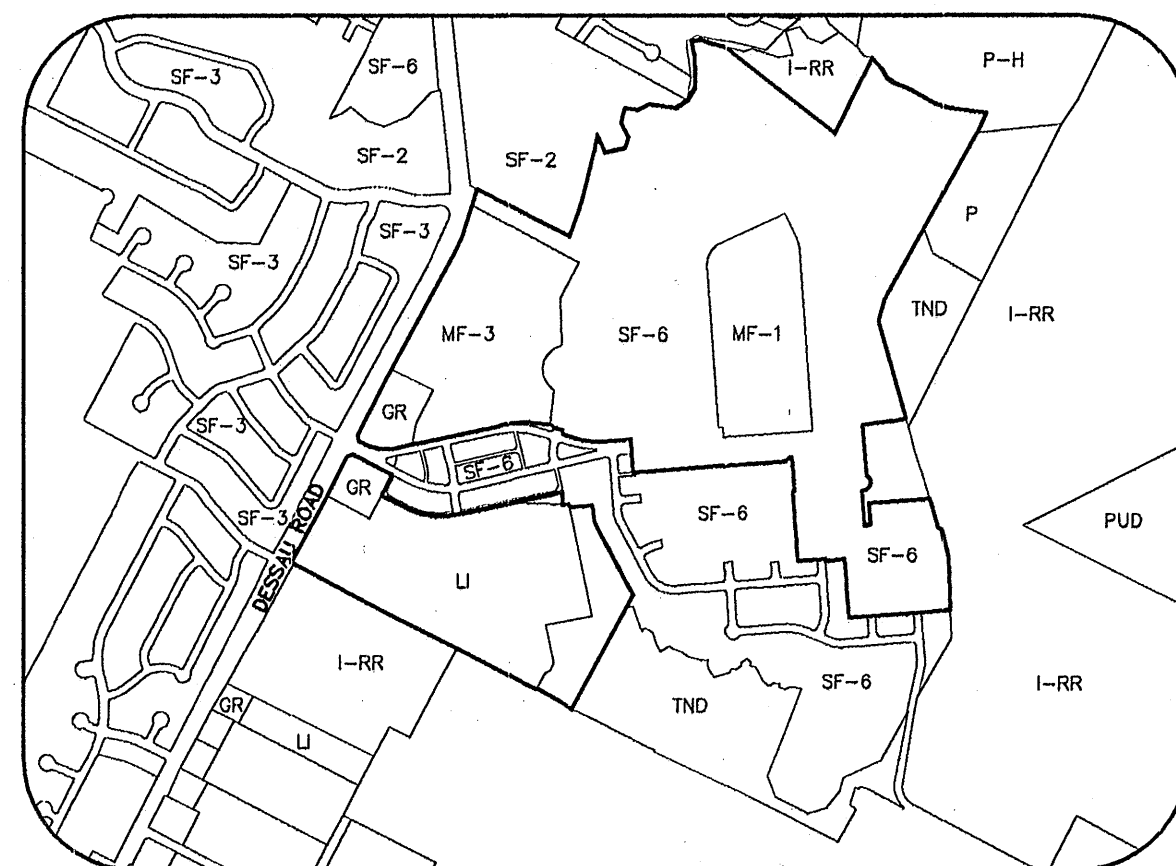
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REVISIONS				
No.	Revision Description	Prepared by:	(Date)	Reviewed by: (Date)

PIONEER HILL PRELIMINARY PLAN CITY OF AUSTIN, TEXAS JANUARY 2018



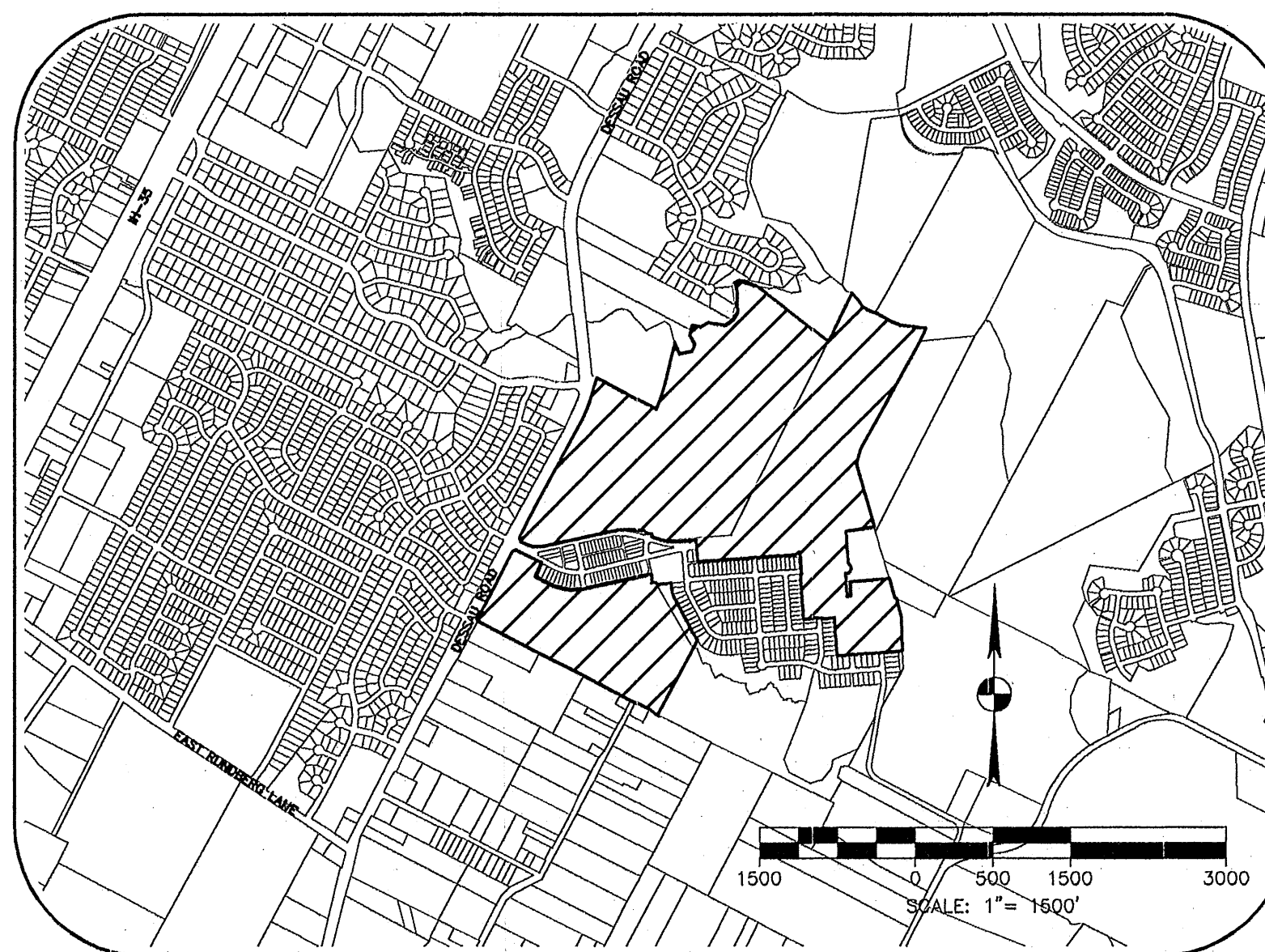
VICINITY MAP
SCALE: 1" = 2000'



ZONING MAP
SCALE: 1" = 1200'

196.00 ACRES OUT OF THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675
100171/2-10217 DESSAU ROAD
AUSTIN, TEXAS 78754

BEARINGS BASED ON N.A.D. 1983
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE



THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED AND IT IS SUBJECT TO THE WATERSHED PROTECTION ORDINANCE (W.P.O.). THIS PROJECT IS LOCATED WITHIN A SUBURBAN WATERSHED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO(6). 4845300460X, DATED JANUARY 6, 2016, TRAVIS COUNTY, TEXAS.

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

I, JAMES A. HUFFCUT, JR., P.E. #55253, CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE WITH ACCURATE TECHNICAL DATA AND IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE WATERSHED ORDINANCE.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

A VARIANCE TO SECTION 25-4-33(B), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON _____

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

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OWNERS:

CONTINENTAL HOMES OF TEXAS
10700 PECAN PARK BLVD. 4TH FLOOR
AUSTIN, TX 78750
(512) 345-4663

F.C MORSE JR. EXEMPT FAMILY TRUST &
MORSE FAMILY FOUNDATION CO-TRUSTEE
2830 EXPOSITION BOULEVARD STE. 119
AUSTIN, TEXAS 78703-1763

DEVELOPER:

D.R. HORTON AMERICA'S BUILDER
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750
(512) 533-1409
FAX (512) 533-1429

ENGINEER/SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
FAX (512) 459-8867

SUBMITTED BY:

I, JAMES A. HUFFCUT, JR., P.E. #55253, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (6) AND COMPLIES WITH LAND DEVELOPMENT CODE TITLE 25 REQUIREMENTS. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

James A. Huffcut Jr.
PAPE-DAWSON ENGINEERS
JAMES A. HUFFCUT, JR., P.E. #55253
VICE PRESIDENT
1/31/18
DATE

Dustin J. Goss
PAPE-DAWSON ENGINEERS
DUSTIN GOSS, P.E. #91805
SENIOR PROJECT MANAGER
1/31/18
DATE

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF AUSTIN, TEXAS AND COMPLIES WITH LAND DEVELOPMENT CODE TITLE 25 REQUIREMENTS.

Parker J. Graham
PAPE-DAWSON ENGINEERS
PARKER J. GRAHAM, R.P.L.S. #5556
REGISTERED PROFESSIONAL LAND SURVEYOR
01/30/2018
DATE

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 7
FILE NUMBER C8-2017-0189 APPLICATION DATE 08/16/17
APPROVED BY (ZAP) (PC) ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC) _____
CASE MANAGER: DAVID WAHLGREN
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____
APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____
Final plat must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

C8-2017-0189
50937-00

SHEET 1 OF 7

C8-2017-0189

PIONEER HILL - PRELIMINARY PLAN
PD JOB NO. 50937-00

REVISIONS			
No.	Revision Description	Prepared by: (Date)	Reviewed by: (Date)

GENERAL NOTES:

- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL STREETS WILL BE CONSTRUCTED TO MEET CITY OF AUSTIN URBAN STANDARDS.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION SYSTEM.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDE: EDGEWORTH AVENUE, BROWN LANE, AVERS LANE, DALESIDE AVENUE, ARBORSIDE DRIVE, ETALLEE LANE, MAYSIDE LANE, SISTERDALE LANE, TILDON AVENUE, MERIS LANE, NORSHIRE LANE, CRISWELL ROAD, CLEMENCE LANE, LANGDALE LANE, FULTON AVENUE, DEATON LANE, PATCH LANE, RANIER COURT, TUCKER LANE AND LOVENIA LANE AND THE SUBDIVISION SIDE OF DESSAU ROAD, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT 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 26-6-351)
- ALL SIGNS SHALL COMPLY WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION OF 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 PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 146, 148 AND 149, BLOCK F; LOTS 1-6, BLOCK R AND LOTS 11 AND 12, BLOCK U; REQUIRE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAT, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS:

EDGEWORTH AVENUE, BROWN LANE, AVERS LANE, DALESIDE AVENUE, ARBORSIDE DRIVE, ETALLEE LANE, MAYSIDE LANE, SISTERDALE LANE, TILDON AVENUE, MERIS LANE, NORSHIRE LANE, CRISWELL ROAD, CLEMENCE LANE, LANGDALE LANE, FULTON AVENUE, DEATON LANE, PATCH LANE, RANIER COURT, TUCKER LANE AND LOVENIA LANE AND ALL ALLEYS.
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON THE DISTURBED AREAS INCLUDING THE FOLLOWING STREETS:

EDGEWORTH AVENUE, BROWN LANE, AVERS LANE, DALESIDE AVENUE, ARBORSIDE DRIVE, ETALLEE LANE, MAYSIDE LANE, SISTERDALE LANE, TILDON AVENUE, MERIS LANE, NORSHIRE LANE, CRISWELL ROAD, CLEMENCE LANE, LANGDALE LANE, FULTON AVENUE, DEATON LANE, PATCH LANE, RANIER COURT, TUCKER LANE AND LOVENIA LANE AND ALL ALLEYS.
- 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. OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- BUILDING SETBACK LINES, LAND USES, RESTRICTIONS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE, OR AS AMENDED.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP THE PROJECT IN COMPLIANCE THE CITY OF AUSTIN'S RULES AND REGULATIONS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
- ALL DRIVEWAYS FOR SINGLE FAMILY RESIDENCES AND DUPLEXES WILL TAKE ACCESS FROM THE ALLEYS WHEN THE LOT ADJOINS AN ALLEY.
- PARKLAND DEDICATION WILL BE SATISFIED VIA A COMBINATION OF LAND DEDICATED WITH CB-2012-0049-3A; DEDICATED LAND AT FINAL PLAT, TRAIL EASEMENTS AT FINAL PLAT AND FEES IN LIEU OF LAND FOR ANY REMAINDER OF LAND NOT DEDICATED. THE AREA TO BE DEDICATED ON THIS PRELIMINARY PLAN IS SHOWN AS LOTS 139A AND 141 BLOCK F AND LOT 7A BLOCK R. LAND WILL BE DEDICATED TO THE CITY OF AUSTIN UPON FINAL PLAT OF THE LOTS, SIDEWALK, TRAIL AND RECREATION EASEMENTS WILL ALSO BE RECORDED AT FINAL PLATS TO ENSURE TRAIL CONNECTIVITY.
- LOT 7A, BLOCK R; LOTS 139A, 140A, 142, 143, 144, 145, BLOCK F; LOT 25A, BLOCK S; LOT 25, BLOCK T; LOT 25, BLOCK V, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- WITHIN ALL CEF SETBACKS SHOWN HEREON THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE, CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH SIX OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- A 10 (TEN) FOOT P.U.E. SHALL BE DEDICATED ON THE FINAL PLAT ALONG ALL ROAD RIGHT-OF-WAY.
- FOR ALL SINGLE FAMILY RESIDENCE LOTS, EACH SINGLE FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN EGM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF TWO INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE EGM.
- PER LDC 25-8-642(9)(1), TREE NUMBERS 50368 AND 50370 ARE PERMITTED TO BE REMOVED.
- THE PROJECT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.

STREET	ROW WIDTH	PAVING WIDTH	SIDEWALKS	LENGTH
EDGEWORTH AVENUE	70'	40'	BOTH SIDES	1,005'
BROWN LANE	70'	40'	BOTH SIDES	178'
AYERS LANE	50'	28'	BOTH SIDES	198'
DALESIDE AVENUE	50'	28'	BOTH SIDES	1,020'
DALESIDE AVENUE (MF)	56'	36'	BOTH SIDES	1,017'
ARB ORSIDE DRIVE	80'	25'	BOTH SIDES	1,132'
w/ PARALLEL PARKING		41'		
ETALLEE LANE	50'	28'	BOTH SIDES	292'
MAYSIDE LANE	50'	28'	BOTH SIDES	1,101'
SISTERDALE LANE	50'	28'	BOTH SIDES	1,111'
TILDON AVENUE	50'	28'	BOTH SIDES	1,382'
MERIS LANE	50'	28'	BOTH SIDES	1,312'
NORSHIRE LANE	50'	28'	BOTH SIDES	539'
CRISWELL ROAD	50'	28'	BOTH SIDES	539'
CLEMENCE LANE	50'	28'	BOTH SIDES	576'
LANGDALE LANE	50'	28'	BOTH SIDES	429'
FULTON AVENUE	50'	28'	BOTH SIDES	2,185'
DEATON LANE	50'	28'	BOTH SIDES	732'
PATCH LANE	50'	28'	BOTH SIDES	292'
RANIER COURT	50'	28'	BOTH SIDES	556'
TUCKER LANE	50'	28'	BOTH SIDES	554'
LOVENIA LANE	50'	28'	BOTH SIDES	288'
ALL 29' ALLEYS	N/A	N/A	N/A	1758'

* DEDICATED PARKING REQUIRED ON BOTH SIDES OF ARBORSIDE DRIVE WITH 28' WIDE FIRE TRAVEL LANE. PARKING WILL BE ON ONE SIDE OF ALL LOCAL STREETS WITH 21' WIDE FIRE TRAVEL LANE. NO PARKING SIGNAGE REQUIRED. NO PARKING ON OPPOSITE SIDE OF ALL LOCAL STREETS FROM PARKING.



APPENDIX Q-2
IMPERVIOUS COVER

SUBURBAN WATERSHEDS

NOTE: Q1 TABLES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS
TOTAL PRELIMINARY PLAN ACREAGE: 196.00 AC

IMPERVIOUS COVER ALLOWED AT 55 % SF AREA: 155.94 AC
X GROSS SITE AREA = 85.77 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

TOTAL ACREAGE 15 - 25 % = 16.98 X 10 % = 1.698 AC

PROPOSED TOTAL IMPERVIOUS COVER

TOTAL PROPOSED IMPERVIOUS COVER = 53.13 ACRES = 34.1 %

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	ACRES	IMPERVIOUS COVER		
		BUILDING/ AND OTHER IMPERVIOUS COVER	DRIVEWAYS/ ROADWAYS	
		ACRES	% OF CATEGORY	ACRES
0 - 15 %	128.68	35.31	27.44	17.44
15 - 25 %	16.98	0.31	1.83	0.07
25 - 35 %	5.56	0.00	0.00	0.00
OVER 35 %	4.72	0.00	0.00	0.00
TOTAL SITE AREA	155.94			
SF IMPERVIOUS COVER				

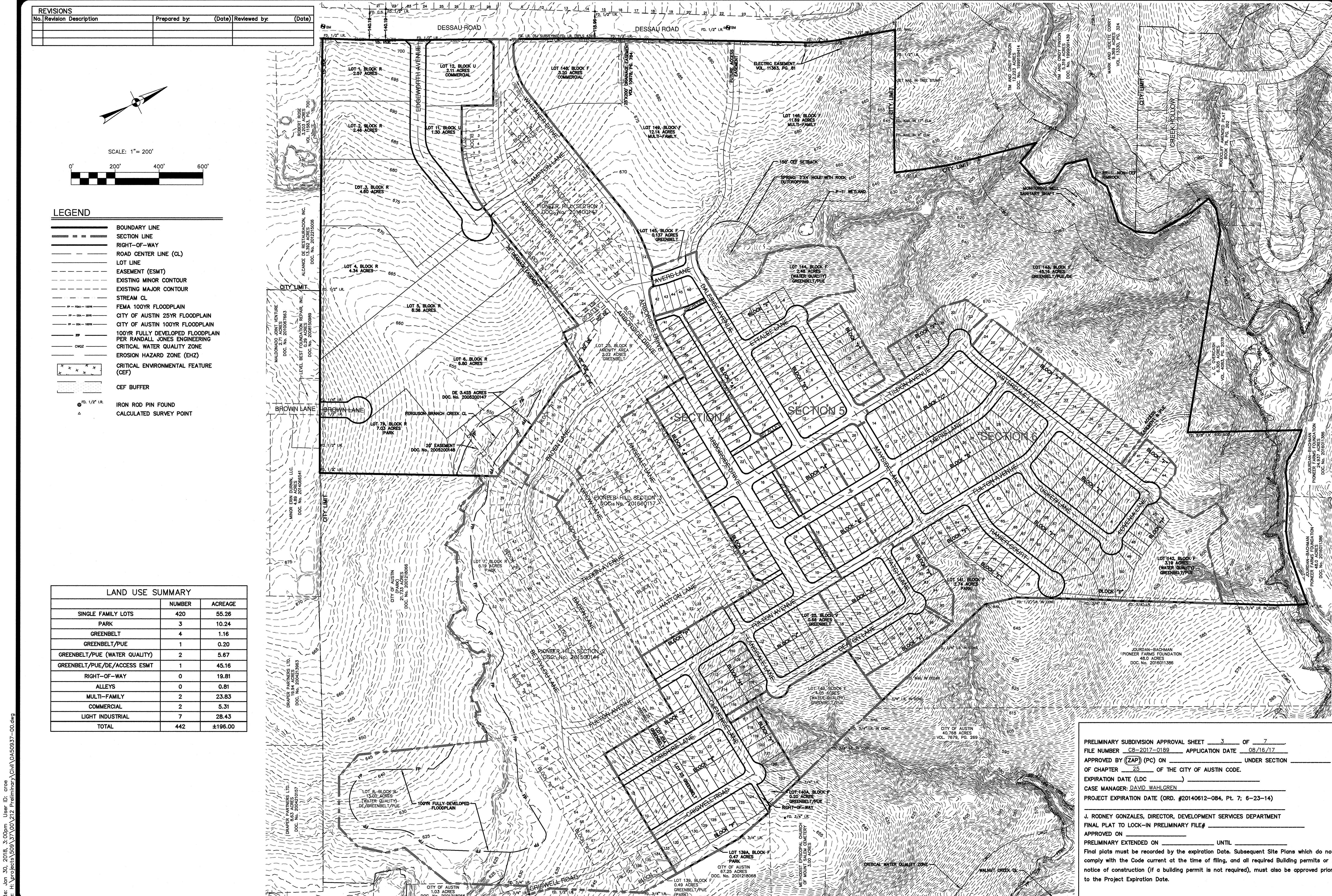
PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 7
FILE NUMBER CB-2017-0189 APPLICATION DATE 08/16/17
APPROVED BY (ZAP) (PC) ON UNDER SECTION
OF CHAPTER 25 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC) _____
CASE MANAGER: DAVID WAHLOREN
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLAT TO LOCK-IN PRELIMINARY FILE# _____
APPROVED ON _____
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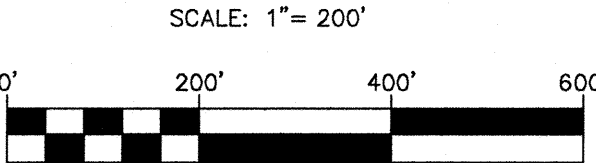
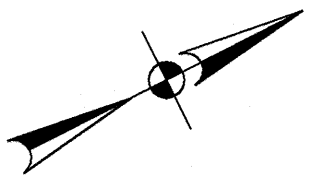
CITY NO. CB-2017-0189
JOB NO. 50937-00
DATE JANUARY 2018
DESIGNER JA, CR
CHECKED CR DRAWN JA
SHEET 2 OF 7

PAPE-DAWSON
ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOFAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711
TXBPE FIRM REGISTRATION #4070 | TXPLS FIRM REGISTRATION #1008861

PIONEER HILL
CITY OF AUSTIN, TEXAS
PRELIMINARY PLAN
GENERAL NOTES



REVISIONS			
No.	Revision Description	Prepared by:	Reviewed by:



LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT-OF-WAY
- ROAD CENTER LINE (CL)
- LOT LINE
- EASEMENT (ESMT)
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- STREAM CL
- FEMA 100YR FLOODPLAIN
- CITY OF AUSTIN 25YR FLOODPLAIN
- CITY OF AUSTIN 100YR FLOODPLAIN
- 100YR FULLY DEVELOPED FLOODPLAIN
- PER RANDALL JONES ENGINEERING
- CRITICAL WATER QUALITY ZONE
- EROSION HAZARD ZONE (EHZ)
- CRITICAL ENVIRONMENTAL FEATURE (CEF)
- CEF BUFFER
- IRON ROD PIN FOUND
- CALCULATED SURVEY POINT

LAND USE SUMMARY		
	NUMBER	ACREAGE
SINGLE FAMILY LOTS	420	55.26
PARK	3	10.24
GREENBELT	4	1.16
GREENBELT/PUE	1	0.20
GREENBELT/PUE (WATER QUALITY)	2	5.67
GREENBELT/PUE/DE/ACCESS ESMT	1	45.16
RIGHT-OF-WAY	0	19.81
ALLEYS	0	0.81
MULTI-FAMILY	2	23.83
COMMERCIAL	2	5.31
LIGHT INDUSTRIAL	7	28.43
TOTAL	442	±195.00

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 7
FILE NUMBER C8-2017-0189 APPLICATION DATE 08/16/17
APPROVED BY (ZAP) (PC) ON _____ UNDER SECTION _____
OF CHAPTER 25 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC) _____
CASE MANAGER: DAVID WAHLGREN
PROJECT EXPIRATION DATE (ORD. #20140612-084, PL. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
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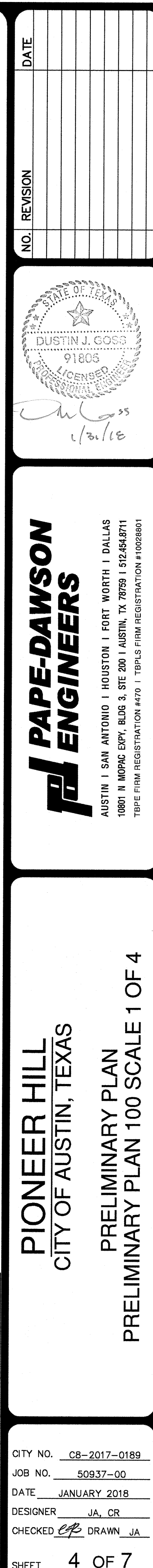
CITY NO. C8-2017-0189
JOB NO. 50937-00
DATE JANUARY 2018
DESIGNER JA, CR
CHECKED CR DRAWN JA
SHEET 3 OF 7

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. WOPAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.644.8711
TXPE FIRM REGISTRATION #470 | TEPBLS FIRM REGISTRATION #1028861

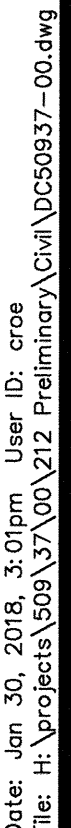
PIONEER HILL
CITY OF AUSTIN, TEXAS
PRELIMINARY PLAN
OVERALL PRELIMINARY PLAN

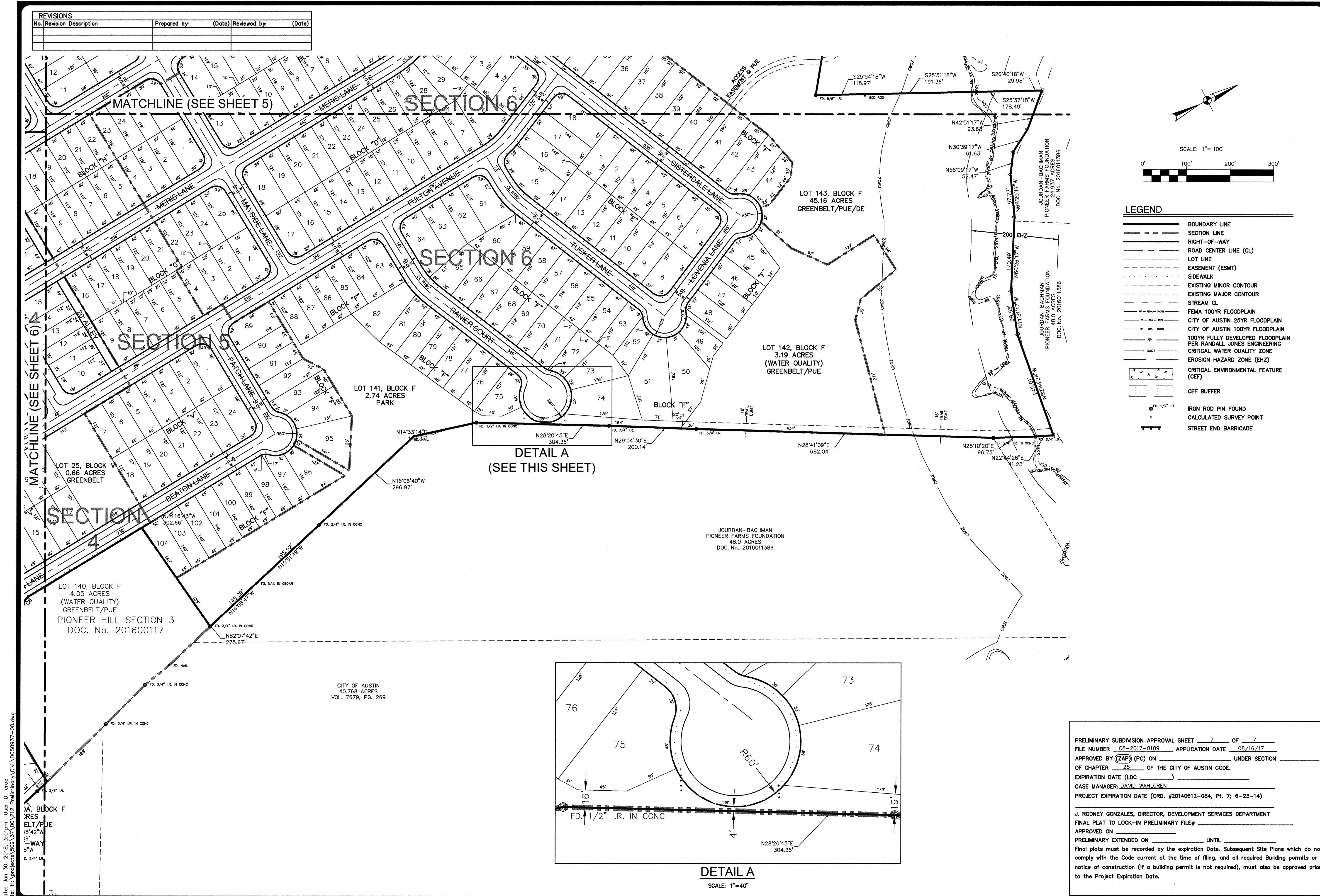
DATE	NO.	REVISION











NO. REVISION

DATE

STATE OF TEXAS

DUSTIN J. COSS

91805

LICENSED PROFESSIONAL ENGINEER

1/31/16

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS

10801 N. MIDCAMP BLVD, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.654.8711

TYPE FIRM REGISTRATION #470 | TYPE FIRM REGISTRATION #10028803

PIONEER HILL

CITY OF AUSTIN, TEXAS

PRELIMINARY PLAN

PRELIMINARY PLAN 100 SCALE 4 OF 4

PRELIMINARY SUBDIVISION APPROVAL SHEET 7 OF 7

FILE NUMBER CB-2017-0189 APPLICATION DATE 08/16/17

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CASE MANAGER: DAVID WAHLGREN

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DATE JANUARY 2018

DESIGNER JA, CR

CHECKED CR DRAWN JA

SHEET 7 OF 7