

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0197**ZAP DATE:** April 3, 2018**SUBDIVISION NAME:** The Grove at Shoal Creek**AREA:** 75.75**LOT(S):** 13**OWNER/APPLICANT:** Grove ATX Commercial L.P. / Grove Residential Inc.**AGENT:** Brown & Gay Engineers**ADDRESS OF SUBDIVISION:** Bull Creek Rd. and Jackson Ave.**GRIDS:** H26**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Residential, Retail, Mixed Use, Parkland, Open Space & ROW.**VARIANCES:** 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 "The Grove at Shoal Creek" preliminary plan. The proposed plan is composed of 13 lots on 75.75 acres (7 Mixed Use lots/ 22.97 acres, 2 residential lots/ 30.94 acres, 3 Park lots/ 18.88 acres, and 1 open space lot/ .10 acres, and 2.86 acres for public right-of-way).

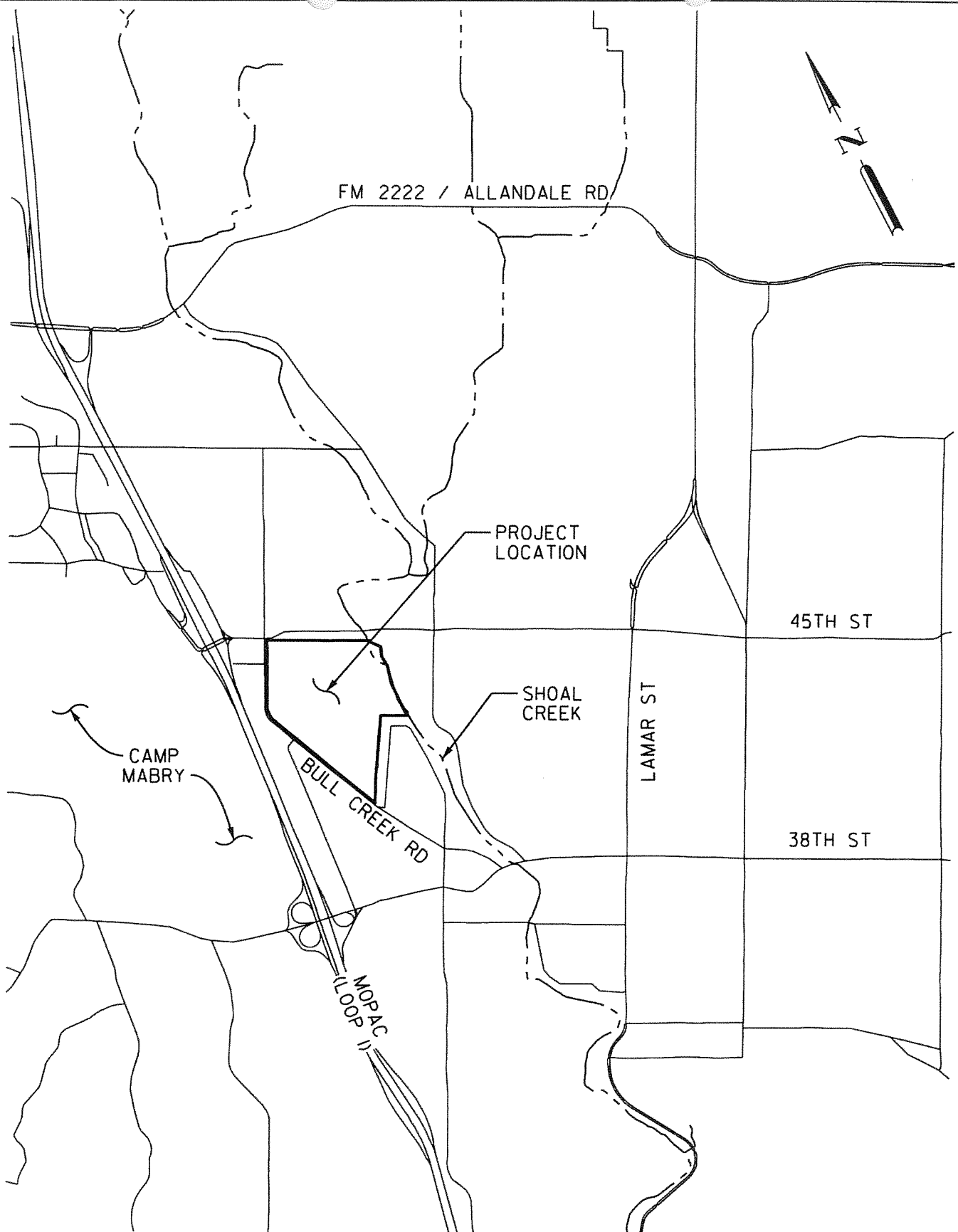
In December 2016 the City Council approved the Planned Unit Development (PUD) zoning for the site. This preliminary plan has been under review by city staff for over a year, and it is the staff's belief that it now meets all requirements of the PUD ordinance that were required at the subdivision phase of the development.

STAFF RECOMMENDATION: The staff recommends approval of the plan. It is the staff's opinion that this 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: 974-6455


Brown & Gay Engineers, Inc.

7000 North Mopac, Suite 330, Austin, TX 78731
 Tel: 512-879-0400 • www.browngay.com
 TBPE Registration No. F-1046

LOCATION MAP

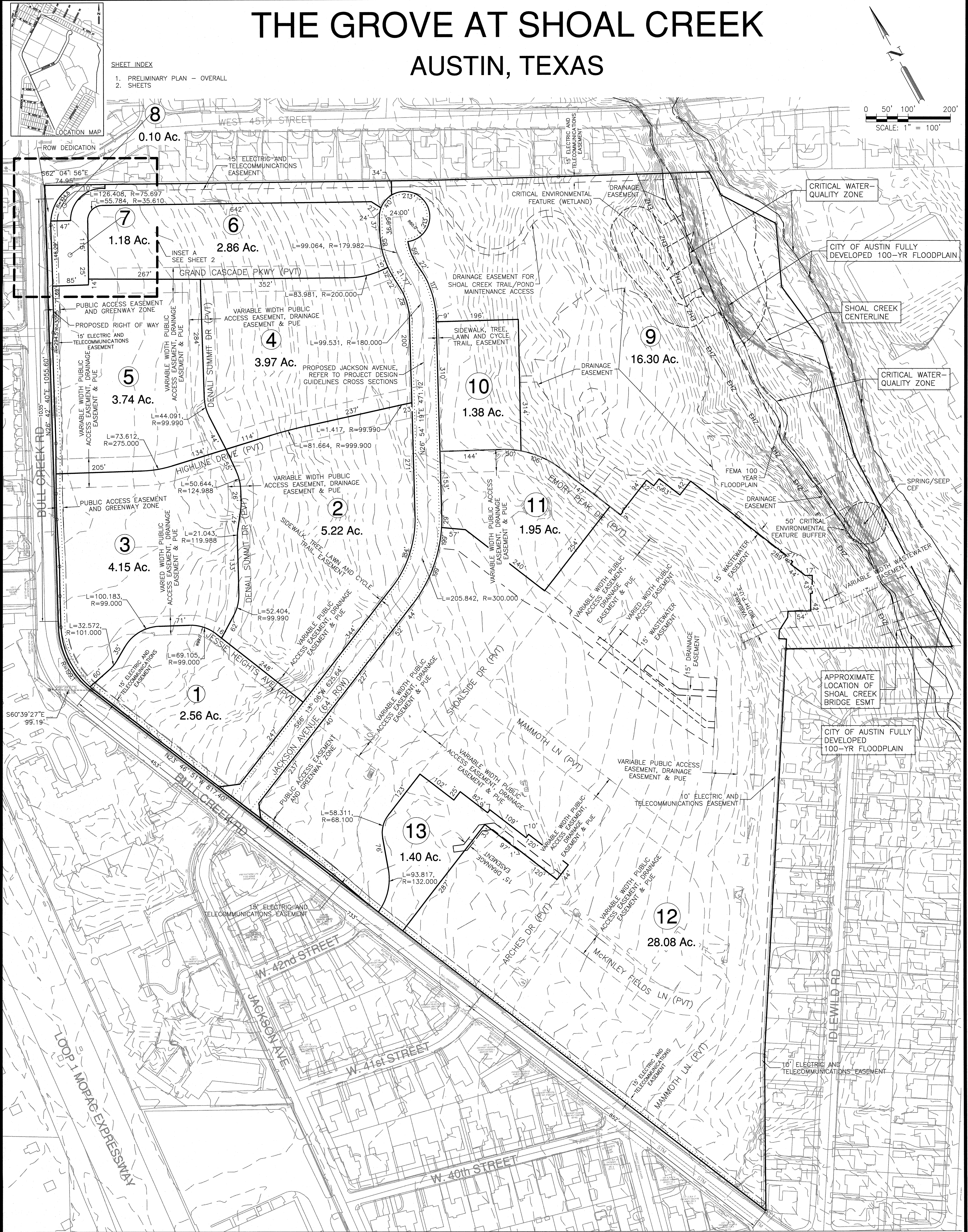
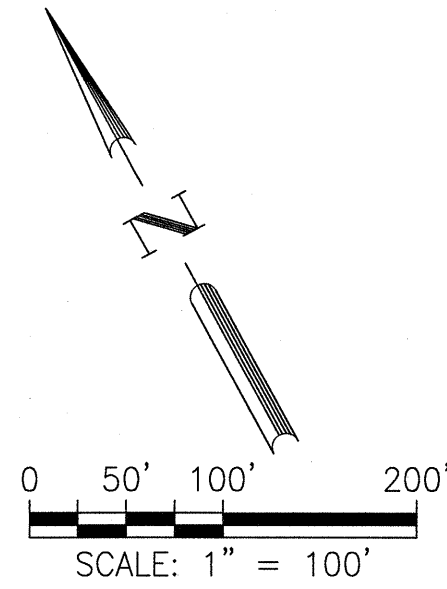
ISSUE DATE:	PROJECT REF:	SCALE:	EXHIBIT
JANUARY 21, 2014	4205 BULL CREEK RD. 75 ACRE TRACT	1" = 2000'	1

THE GROVE AT SHOAL CREEK

AUSTIN, TEXAS

SHEET INDEX

1. PRELIMINARY PLAN - OVERALL
2. SHEETS



GENERAL NOTES

ENGINEER: BROWN & GAY ENGINEERS, INC., TBPE F-1046
7000 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
(512) 879-0400

WATERSHED CLASSIFICATION: SHOAL CREEK URBAN WATERSHED. PROJECT IS SUBJECT TO WATERSHED PROTECTION REGULATIONS. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE PER ENVIRONMENTAL RESOURCE INVENTORY PERFORMED BY HORIZON ENVIRONMENTAL SERVICES, INC.

FLOODPLAIN NOTE: THIS PROJECT DOES LIE WITHIN THE 100-YEAR FLOODPLAIN AS LOCATED ON FIRM PANEL NOS. FM48453C0435J, FM48453C0445J, AND FM48453C0455J DATED JANUARY 6, 2016.

PROPERTY OWNERS: GROVE ATX COMMERCIAL, L.P.
3600 N. CAPITAL OF TEXAS HWY
BUILDING B, SUITE 320
AUSTIN, TX 78746

GROVE RESIDENTIAL INC.
9111 JOLLYVILLE ROAD, SUITE 111
AUSTIN, TEXAS 78759

THE GROVE AT SHOAL CREEK

OWNER : GROVE ATX COMMERCIAL, L.P./GROVE RESIDENTIAL INC.
ACREAGE : 75.746
SURVEYOR : CUNNINGHAM ALLEN, INC.
ENGINEER : BROWN AND GAY ENGINEERS, INC., TBPE F-1046
LINEAR FEET OF PUBLIC STREETS : 1610
NUMBER OF BLOCKS : 1
NUMBER OF LOTS : 13

NOTES:

1. THIS PRELIMINARY PLAN IS REQUIRED TO BE IN COMPLIANCE WITH ORDINANCE NO. 20161215-075 OR AS AMENDED.
2. TRAILS AND ACCESS EASEMENTS FOR TRAILS PER GROVE PARKS PLAN TO BE DEDICATED AT FINAL PLAT & SITE PLAN
3. STREETS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE GROVE AT SHOAL CREEK PROJECT DESIGN GUIDELINES. THE TRANSPORTATION CRITERIA MANUAL, CITY OF AUSTIN STANDARDS AND STANDARD SPECIFICATIONS SHALL ONLY APPLY TO THE EXTENT THEY DO NOT CONFLICT WITH THE GROVE AT SHOAL CREEK PROJECT DESIGN GUIDELINES.
4. ALL EASEMENTS TO BE RECORDED EITHER BY SEPARATE INSTRUMENT OR BY PLAT.

STREET SUMMARY

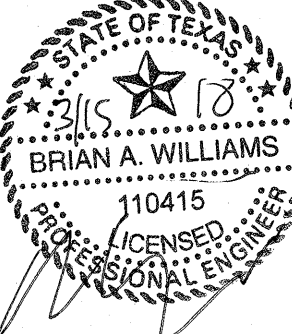
STREET NAME (CLASSIFICATION)	ROW WIDTH	PAVEMENT WIDTH (F-F)	SIDEWALK LOCATION	EDGE TREATMENT
JACKSON AVENUE	64	32' TO 48'	BOTH SIDES	CURBS & GUTTERS

LEGEND

--- FEMA 100 YR FLOODPLAIN
--- COA 100 YR FLOODPLAIN
--- MAJOR CONTOUR
--- MINOR CONTOUR
--- LOT BOUNDARY
--- SIDEWALK

PRELIMINARY PLAN APPROVAL SHEET 1 OF 2
FILE NUMBER C8-2016-0197 APPLICATION DATE: OCT 7, 2016
APPROVED BY (ADM) (PC) (ZAP) UNDER SECTION
OF CHAPTER OF THE CITY OF AUSTIN CODE
EXPIRATION DATE CASE MANAGER DAVID WAHLGREN
I (REV) ORIGINAL APPLICATION DATE DWFLZ DOZ X
TYPE OF REVISION: MAJOR MINOR SB1704: YES NO

Director, Development Services Department



THE GROVE AT SHOAL CREEK
AUSTIN, TEXAS

PRELIMINARY PLAN - OVERALL

BROWN & GAY ENGINEERS, INC.
7000 NORTH MOPAC, SUITE 330 AUSTIN,
TX 78731 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com



DESIGNED BY: JHM
REVIEWED BY: BFW
DRAWN BY: GE

REV

DESCRIPTION

DATE

APR

GENERAL NOTES

- LOT 9 MINIMUM SLAB ELEVATION: 593.5'

LAND USE CHART		
LOT #	USE	ACREAGE
1	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	2.56
2	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	5.22
3	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	4.15
4	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	3.97
5	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	3.74
6	RESIDENTIAL	2.86
7	PARK	1.18
8	OPEN SPACE	0.10
9	PARK	16.30
10	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	1.38
11	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	1.95
12	RESIDENTIAL	28.08
13	PARK	1.40

NOTE: LAND USES ALLOWED ON EACH LOT ARE THOSE SHOWN AS PERMITTED BY THE GROVE PUD ORDINANCE #20161215-075

BENCHMARK DESCRIPTION AND ELEVATION:

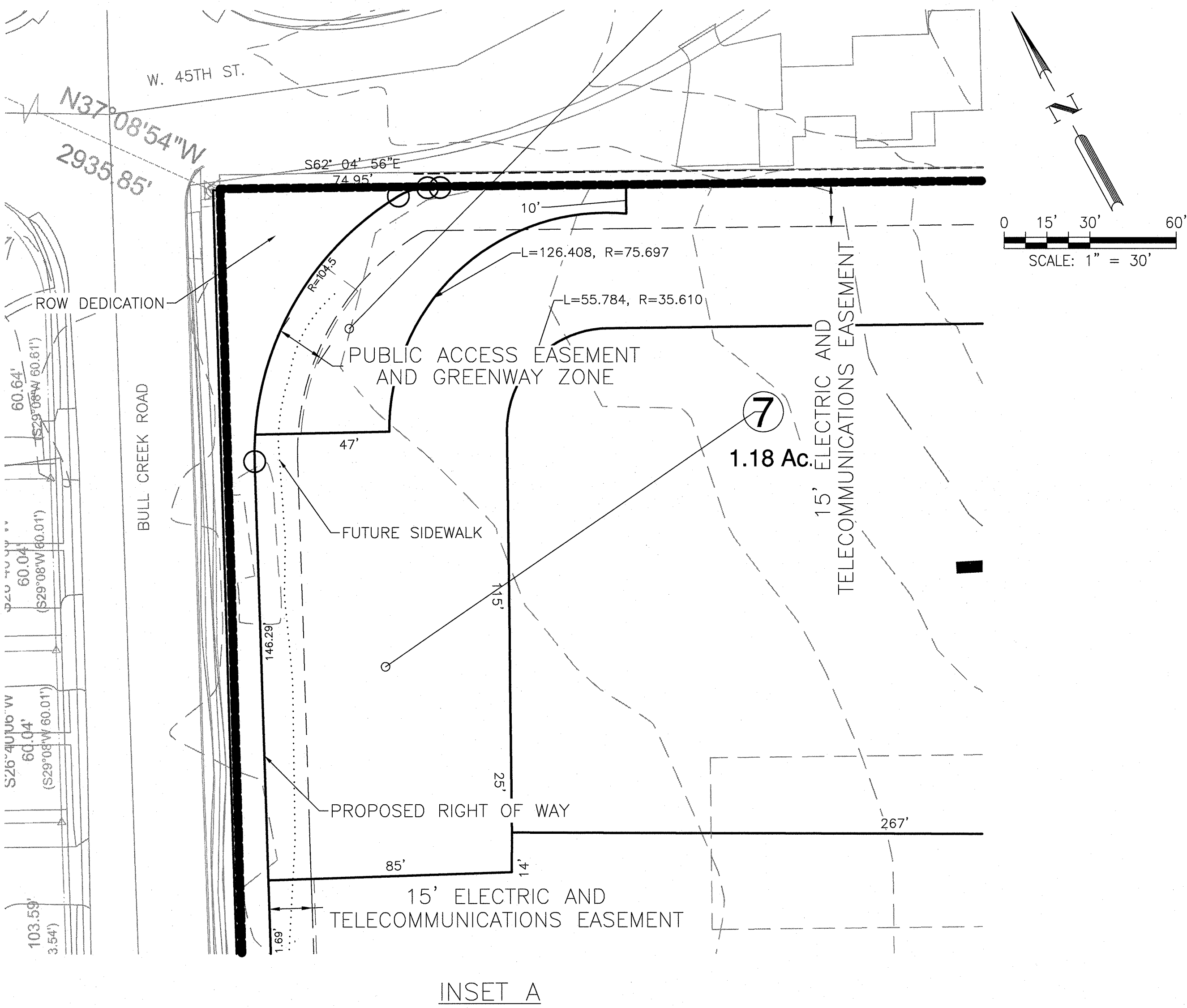
BENCH MARK: NATIONAL GEODETIC SURVEY
MONUMENT "AUSS A" (PID AC6347)
LATITUDE = 30°18'50.68884 N
LONGITUDE = 097°45'07.89394 W
BRASS DISK MONUMENT STAMPED "AU5 A 1996"
NOTE: MARK IS IN FENCED, LOCKED ENCLOSURE.
ACCESS BY CONTACTING TXDOT, GSD, BLDG.10,
LOCATED AT NORTHWEST CORNER OF 35TH ST. AND
JACKSON AVE., AUTO SHOP, 512-465-7390.
ELEVATION = 628.95'

TEMPORARY BENCHMARKS:
1911-36: SQUARE CUT ON TOP OF CONCRETE CURB
AT THE NE CORNER OF A HANDICAP ACCESS RAMP
AT THE NW CORNER OF THE INTERSECTION OF BULL
CREEK ROAD AND W 44TH STREET, $\pm 20'$ WEST OF
THE CENTER OF PAVEMENT OF BULL CREEK ROAD, $\pm 35'$
NORTH OF THE CENTER OF PAVEMENT OF W 44TH STREET
ELEVATION = 666.74'

1911-37: SQUARE CUT ON TOP OF CONCRETE CURB AT THE
NE CORNER OF A HANDICAP RAMP LOCATED AT THE NW
CORNER OF INTERSECTION OF BULL CREEK ROAD AND W 40TH
STREET, ±29' WEST OF THE CENTER OF PAVEMENT OF BULL
CREEK ROAD, ±33' NORTH OF THE CENTER OF PAVEMENT OF
W 40TH STREET
ELEVATION = 630.92'

Park Space Provided	Approx. Size (Acres)	% Parkland Credit	Credited Parkland (Acres)	Open Spaces (Acres)
Signature Park in 25 yr Floodplain	3.20	0%	0.00	3.20
Signature Park in 100 yr Floodplain	0.24	50%	0.12	0.24
CEF in Signature Park	0.23	0%	0.00	0.23
CEF Buffer in Signature Park	0.71	0%	0.00	0.71
Critical Water Quality Zone	0.24	0%	0.00	0.24
Wet Pond Permanent Pool in Signature Park	1.00	50%	0.50	1
Remainder of Signature Park	10.67	100%	10.67	10.67
North Greenbelt	1.17	100%	1.17	1.17
Pocket Park	1.40	100%	1.40	1.40
Central Greenbelt (Private/Public Easement)	1.24	50%	0.62	1.24
Plaza	0.39	0%	0.00	0.39
Totals	20.49		14.48	20.49

Notes: The Signature Park will be a minimum of 16.25 acres in size (including 5.75 acres of floodplain, CEF, etc). Total credited parkland for the project must be at least equal to the total shown on this table. 14.48 credited acres satisfies parkland dedication for a total of 1,548 market rate units and congrate care units with kitchens. Any additional units or congrate care units with kitchens that are built on site shall be subject to parkland dedication



I, BRIAN A. WILLIAMS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE, COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BRIAN A. WILLIAMS, P.E. 110415
BROWN & GAY ENGINEERS
700 NORTH MOPAC, SUITE 330
AUSTIN, TEXAS 78731
(PHONE) 512-879-0418

3/21/18
DATE



PRELIMINARY PLAN APPROVAL SHEET 2 OF 2
FILE NUMBER: C8-2016-0197 APPLICATION DATE: OCT 7, 2016
APPROVED BY (ADM) (PC) (ZAP) UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE
EXPIRATION DATE _____ CASE MANAGER DAVID WAHLGREN
IF (REV) ORIGINAL APPLICATION DATE _____ DWPZ _____ DDZ _____
TYPE OF REVISION: MAJOR: _____ MINOR: SB1704: YES NO

Director, Development Services Department

NOTES

BROWN & GAY ENGINEERS, INC
7000 NORTH MOPAC, SUITE 330 AUSTIN
TX 78731 TBPE Registration No. F-1046
TEL: 512-879-0400 www.browngay.com



DESIGNED BY: PHM REVIEWED BY: BW DRAWN BY: GE	△			
	△			
	△			
	△			
	△			
	REV	DESCRIPTION	DATE	APR