

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0033

ZAP DATE: October 1, 2019

SUBDIVISION NAME: Pioneer Hill Apartments Preliminary Plan

AREA: 29.33

LOT(S): 2

OWNER/APPLICANT: F.C. Morse Jr.

AGENT: Gemsong Ryan, Jones and Carter

ADDRESS OF SUBDIVISION: 1420 Dessau Road

GRIDS: M30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: MF-4

DISTRICT: 1

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: multi-family

ADMINISTRATIVE WAIVERS: None

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 Pioneer Hill Apartments Preliminary Plan. The proposed plat is composed of 2 lots on 29.33 acres. The plan indicates the extension of Brown Lane slightly into the subdivision and terminating in a cul-de-sac. The plan also proposes a new internal street connecting to the existing Lampton Lane which currently dead ends into this plan on the north side. The site is restricted by zoning to a maximum of 600 units and there is an approved TIA associated with the zoning case. All utilities will be provided by the City of Austin. The developer is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the plan. This plan meets all applicable City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

E-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

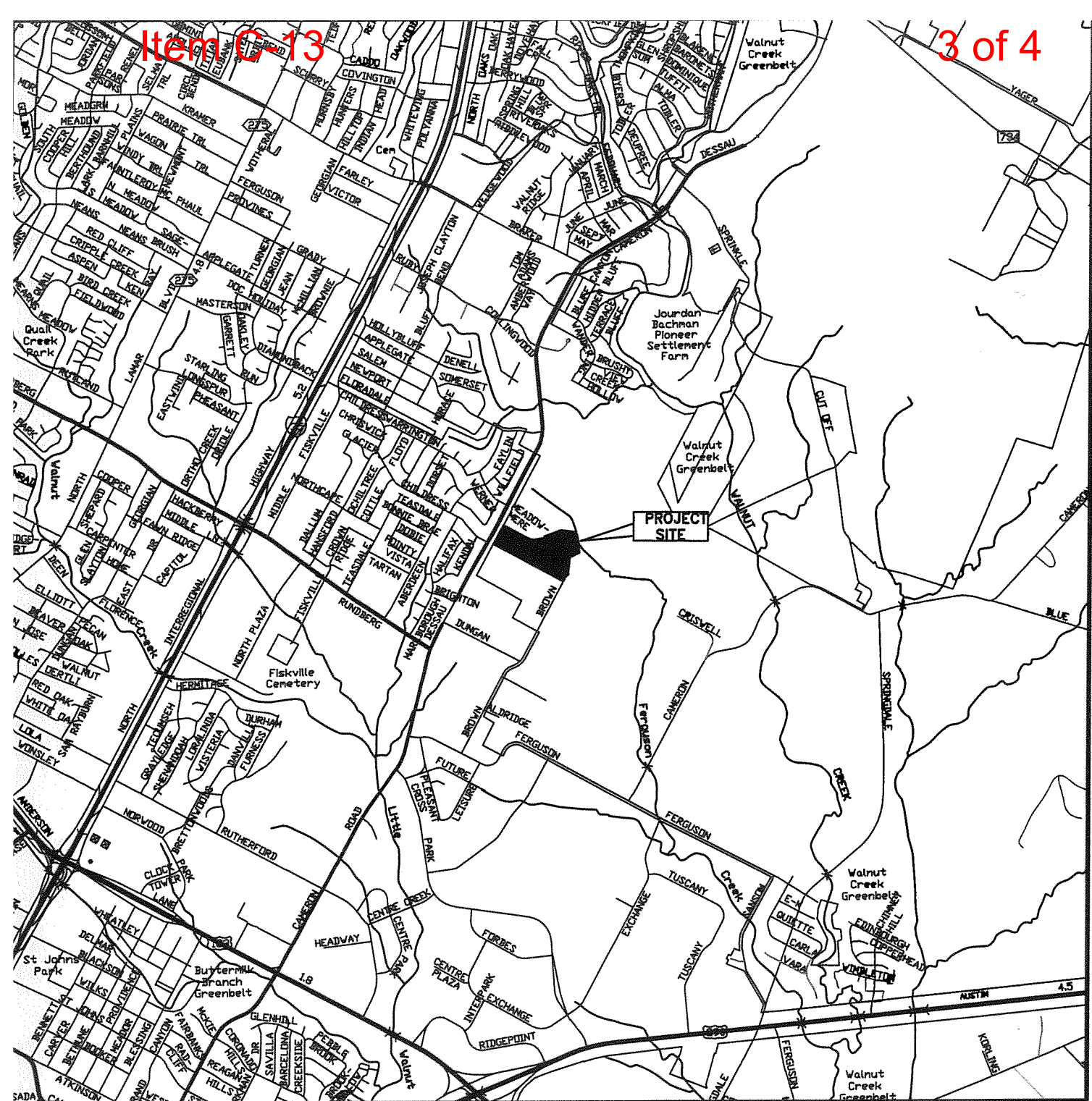


EXHIBIT 2 SITE LOCATION MAP

1420 DESSAU RD
Austin, TX

SCALE: NTS	DGN. BY: SG
DATE: 2/4/2019	DWN. BY: SG
JOB NO. 0A836-0005-00	DWG. NO. -
SUBMITTED: -	SURV. BY: -
	F.B. NO. -



JONES CARTER

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SHEET NO.

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OF 1

PIONEER HILL

PROPOSED LEGEND

CANNING BASIS NOTE:
CENTROFUGAL GRAVITY BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000000748.

TEST NAME	NEW WIDTH (FT)	PORTION (FT)	COMP TYPE	CLASS	STANDARD (FT)	STANDARD LOCATION
Edgewood Lane	64	44	CONCRETE	1910	NE-EDGED CULVERT	5
Thomas Road	81.5	30	CLAY & GUTTER	236	NE-EDGED CULVERT	5

