

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0122

ZAP DATE: November 19, 2019

SUBDIVISION NAME: East Village preliminary plan

AREA: 101.47 acres

LOTS: 478

APPLICANT: RH Pioneer North LLC (Gordon Reger)

AGENT: LJA Engineering, (Walter Hoysa)

ADDRESS OF SUBDIVISION: 3407 E Howard Lane

GRIDS: MQ32

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

DISTRICT: 1

LAND USE: Residential

SIDEWALKS: Sidewalks will be constructed along all internal streets and the E Howard lane frontage.

DEPARTMENT COMMENTS: This request is for the East Village preliminary plan, comprised of 478 lots on 101.47 acres. There will be 466 residential lots, one cemetery lot, three lots for a substation and transmission line, and eight lots for parkland, landscaping, drainage, open space and a community recreation center. The proposed lots comply with the Pioneer Crossing PUD requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The preliminary plan meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

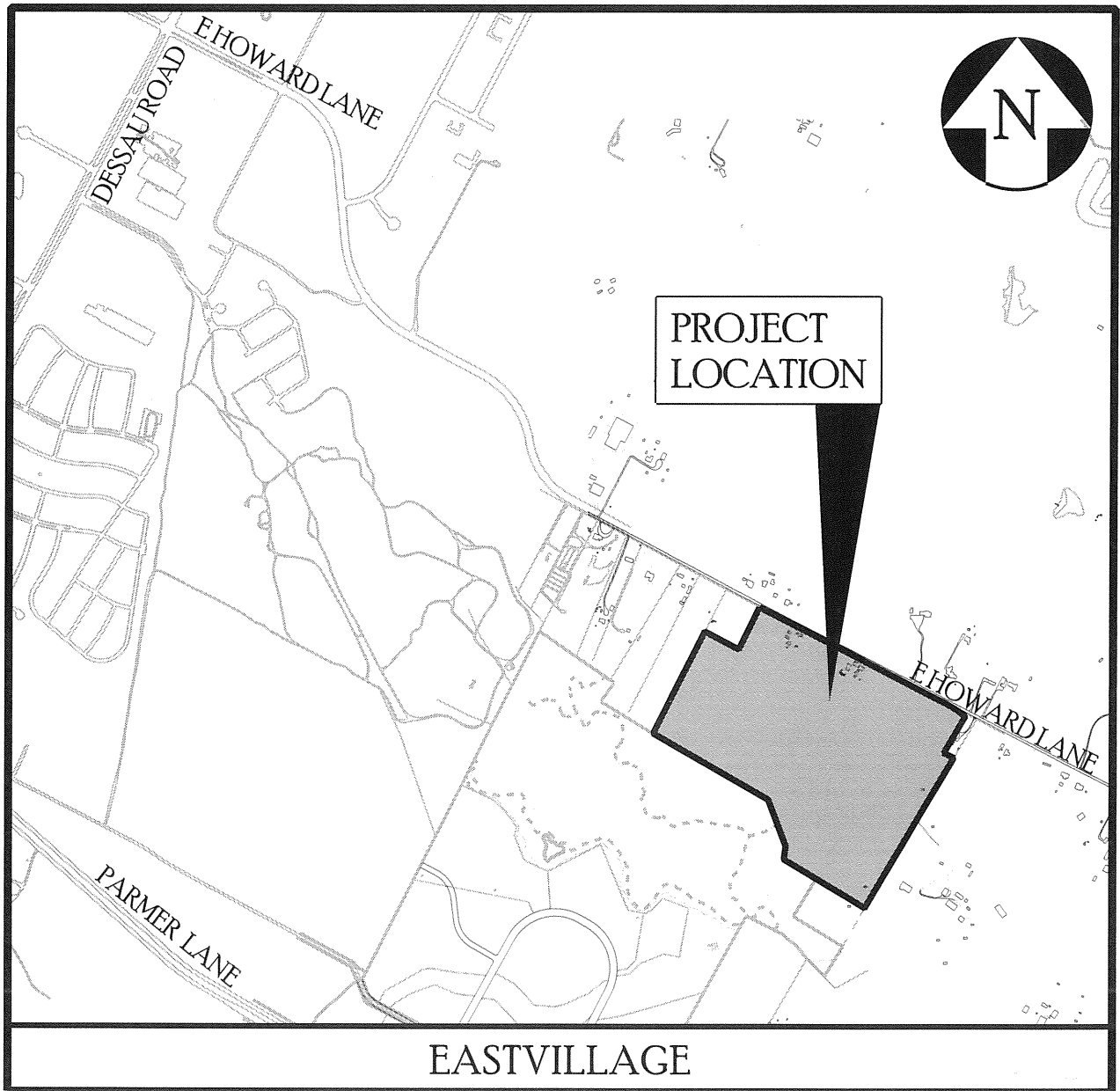
ZONING AND PLATTING COMMISSION ACTION:

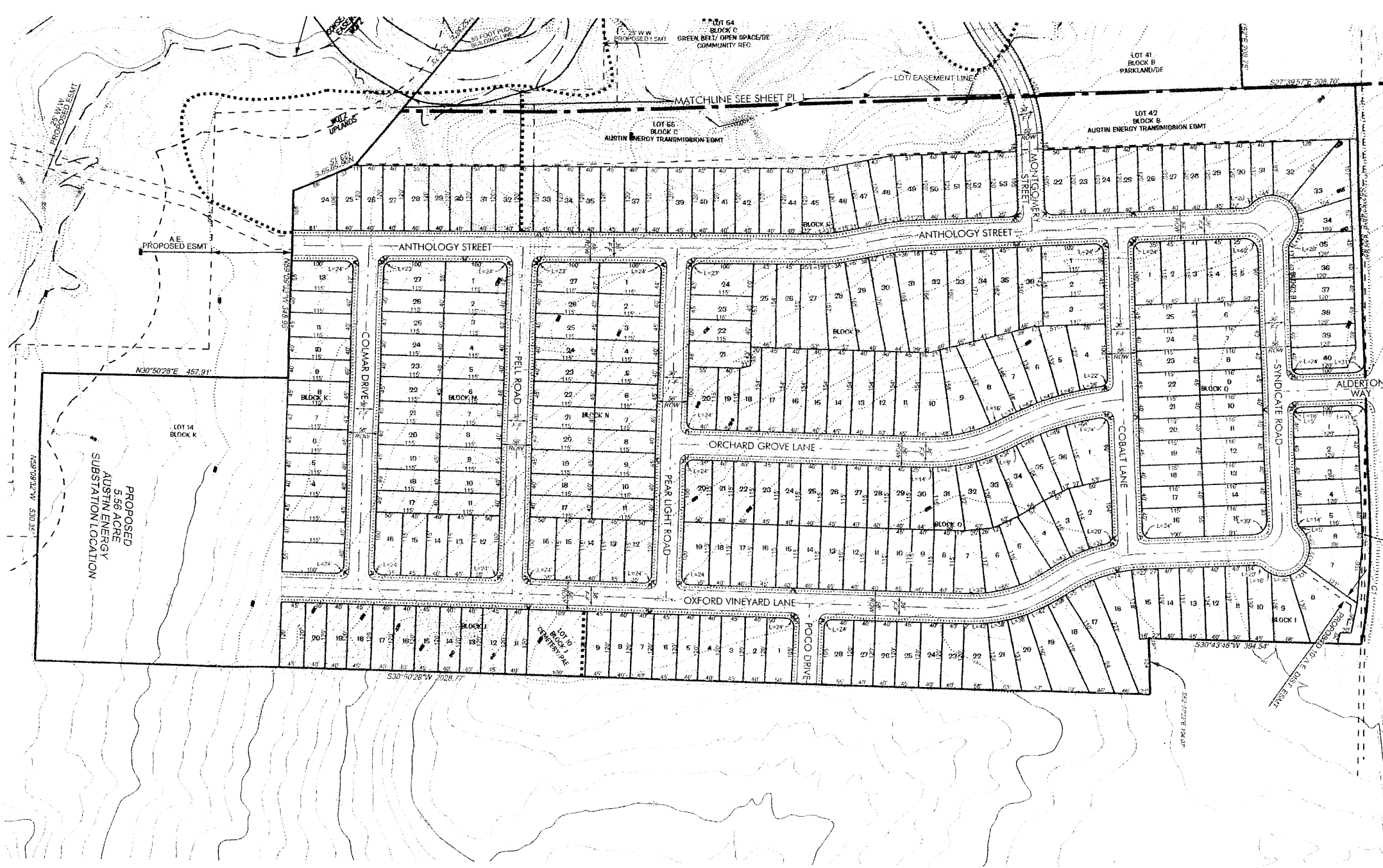
CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov

Legal Description:
By Easement
DOC #





- LEGEND:**
- FULLY DEVELOPED 100 YEAR FLOODPLAIN
 - CRITICAL WATER QUALITY ZONE
 - WATER QUALITY TRANSITION ZONE
 - PROPOSED SIDEWALK
 - HIKE AND BIKE TRAIL NETWORK
 - PROPOSED EASEMENT
 - EXISTING AERIAL CONTOURS (COA 2012 AERIAL PHOTOGRAPHY)
 - METAL MONO TOWER ELEC. TRANS LINE
 - LCRA ELECTRIC TRANSMISSION POLES
- A** 25' R.O.W. RADIUS
B 35' R.O.W. RADIUS
C 20' R.O.W. RADIUS
D 15' R.O.W. RADIUS
- NOTE:**
1. WHERE HIKE & BIKE TRAIL NETWORK FOLLOWS SIDEWALK IN PUBLIC R.O.W. SIDEWALK WILL BE USED IN PLACE OF TRAIL.
2. HARRIS BRANCH AND HARRIS BRANCH TRIBUTARY #4 FLOODPLAIN DELINEATIONS ARE BASED ON CITY OF AUSTIN REGULATORY FLOODPLAIN MODELS OVERLAIN ON THE BEST AVAILABLE TOPOGRAPHIC INFORMATION.

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	DELTA
C1	206.69	900.48	S56°21'29"E	206.24	13°09'05"

PRELIMINARY SUBDIVISION APPROVAL

FILE NUMBER: CB-2018-0122 APPLICATION DATE: AUGUST 3, 2018
APPROVED BY: JAP/ON

EXPIRATION DATE: LOC 254-62 APRIL 21, 2024 CASE MANAGER: STEVE HOPKINS

STEVE HOPKINS FOR: Denise Lukas, Acting Director, Development Services Department

EASTVILLE SINGLE FAMILY
PRELIMINARY PLAN
PRELIMINARY PLAN LAYOUT

NO.	DATE	REVISIONS

DESIGNED BY	
DRAWN BY	
CHECKED BY	
DRAWING NAME	

STATE OF TEXAS

JUSTIN D. MIDURA

128809

10-21-19

LJA

Engineering, Inc.

3939 Bee Cave Road

Suite 150

Austin, Texas 78746

Phone 512.366.0238

Fax 512.366.0338

FRN#1-1386

JOB NUMBER:
A551-1001

PL 2

SHEET NO.
3

OF #
3 SHEETS

A5511001 PL 2.dwg T:\dwg\107512519 10-28-18.kat

C8-2018-0122