

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0057

ZAP DATE: Feb. 18, 2020

SUBDIVISION NAME: Pearson Ranch West Preliminary Plan

AREA: 155.8 ac.

LOT(S): 24

OWNER: Ivalene Pearson Banks, c/o Brett Ames (Top Hat Holdings, LLC)

AGENT/APPLICANT: Paul W. Linehan (Land Strategies, Inc.)

ADDRESS OF SUBDIVISION: 14320 Ranch Road 620 **COUNTY:** Williamson

WATERSHED: Lake Creek

EXISTING ZONING: GR-MU

PROPOSED LAND USE: Mixed use subdivision with office, retail, restaurants, hotel and multi-family residential.

DEPARTMENT COMMENTS: The request is for the approval of Pearson Ranch West Preliminary Plan, a development of a 155.8 acre tract consisting of 24 lots and containing 134.67 ac. for Commercial and/or Multifamily, 4.12 ac. for Access Drives in Block G and 17.01ac. for ROW. with all associated water, wastewater, paving, drainage and water quality facilities.

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

LEGAL DESCRIPTION

A 155.79 ACRE TRACT OF LAND CONSISTING OF A TRACT OF 63.628 ACRES IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 AND THE THOMAS P. DAVY SURVEY, ABSTRACT NO. 169 IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 63.627 ACRE TRACT DESCRIBED IN DOCUMENT NOS. 2017006788, 2017006800, 2017006802, AND 2017006803 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A TRACT OF 92.164 ACRES (APPROXIMATELY 4,014,679 SQ. FT.) IN THE RACHEL SAUL SURVEY, ABSTRACT NO. 551 AND THE THOMAS P. DAVY, ABSTRACT NO. 169 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 45.14 ACRE TRACT DESCRIBED IN VOLUME 667, PAGE 315 AND A PORTION OF A 295.73 ACRE TRACT AND ALL OF A 1.000 ACRE TRACT DESCRIBED IN VOLUME 1844, PAGE 392, BOTH OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

AUSTIN ENERGY STANDARD NOTES

- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
- An Administrative Environmental Variance has been granted in accordance with LDC 25-8-42(B)(6), to allow cut of not more than eight feet in the desired development zone.

Environmental Notes:

- The site is located in the Lake Creek Watershed, classified as a suburban watershed by the City of Austin
- The project is located over the Edwards Aquifer Recharge Zone.
- This Project is subject to the Void and Water Flow Mitigation Rule (City of Austin Environmental Criteria Manual and City of Austin Standard Specifications Manual)

BENCHMARK NOTE:

TBM 31-44-1

BOX CUT IN HEADWALL OF A 42" RCP PIPE, ON NORTH SIDE OF FM 620, APPROXIMATELY 100 FEET EAST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT

ELEV: 834.10 NAVD 88 (GEOID 12B)

GRID N. 10,148,288.79

E. 3,109,800.73

TBM 31-44-2

COTTON SPINDLE SET IN POWER POLE APPROXIMATELY 1,280 FEET WEST-SOUTHWEST OF THE SOUTHEAST CORNER OF THE SUBJECT TRACT.

ELEV: 861.87 NAVD 99 (GEOID 12B)

GRID N. 10,147,748.93

E. 3,108,532.99

I BRIAN J. GRACE, 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, AND 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 J. GRACE, P.E. #121846

BGE, INC.

TBPE #F-1046

1701 DIRECTORS BLVD, SUITE 1000

AUSTIN, TEXAS 78744

512-879-0400

1/24/2020

DATE

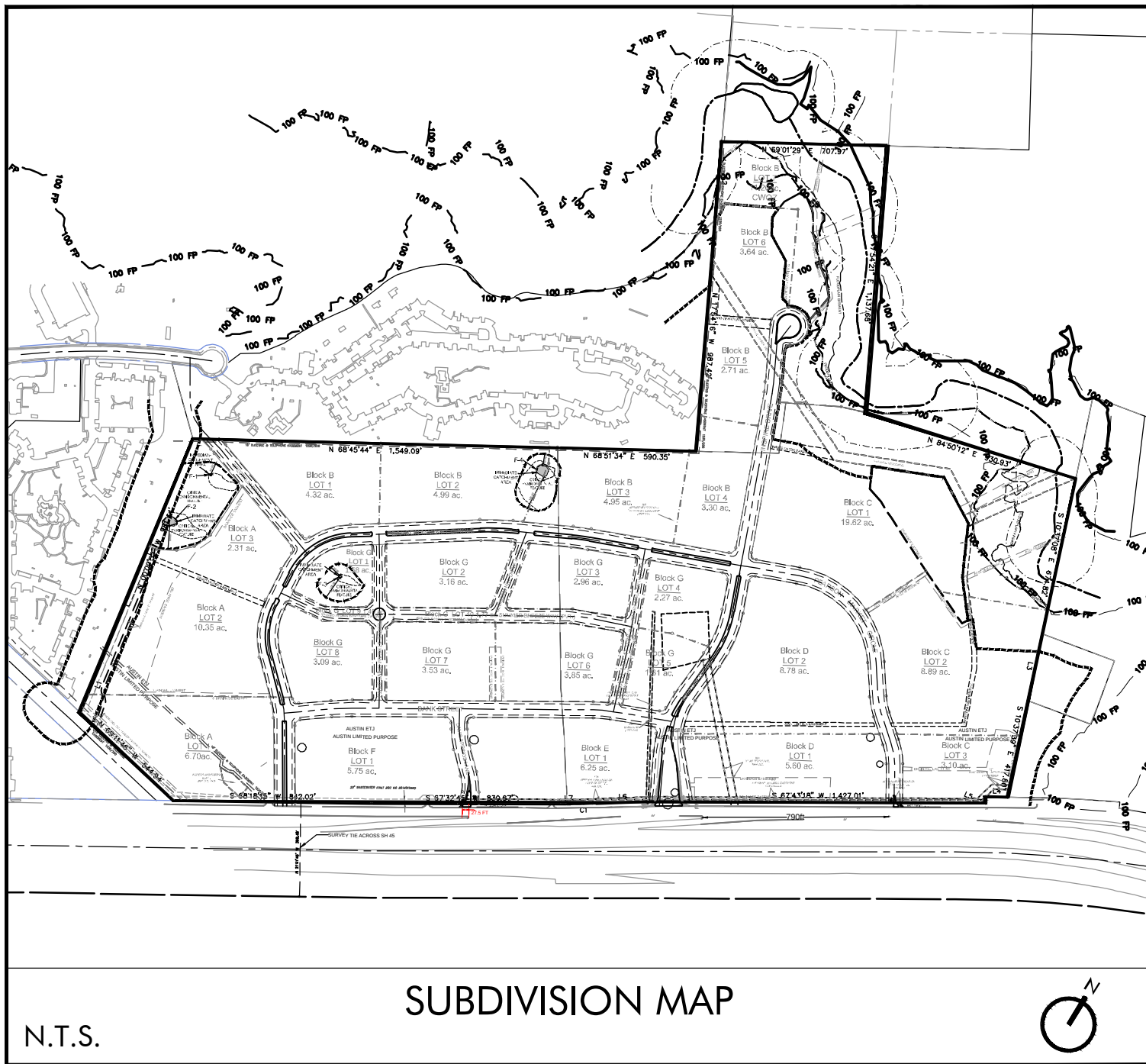
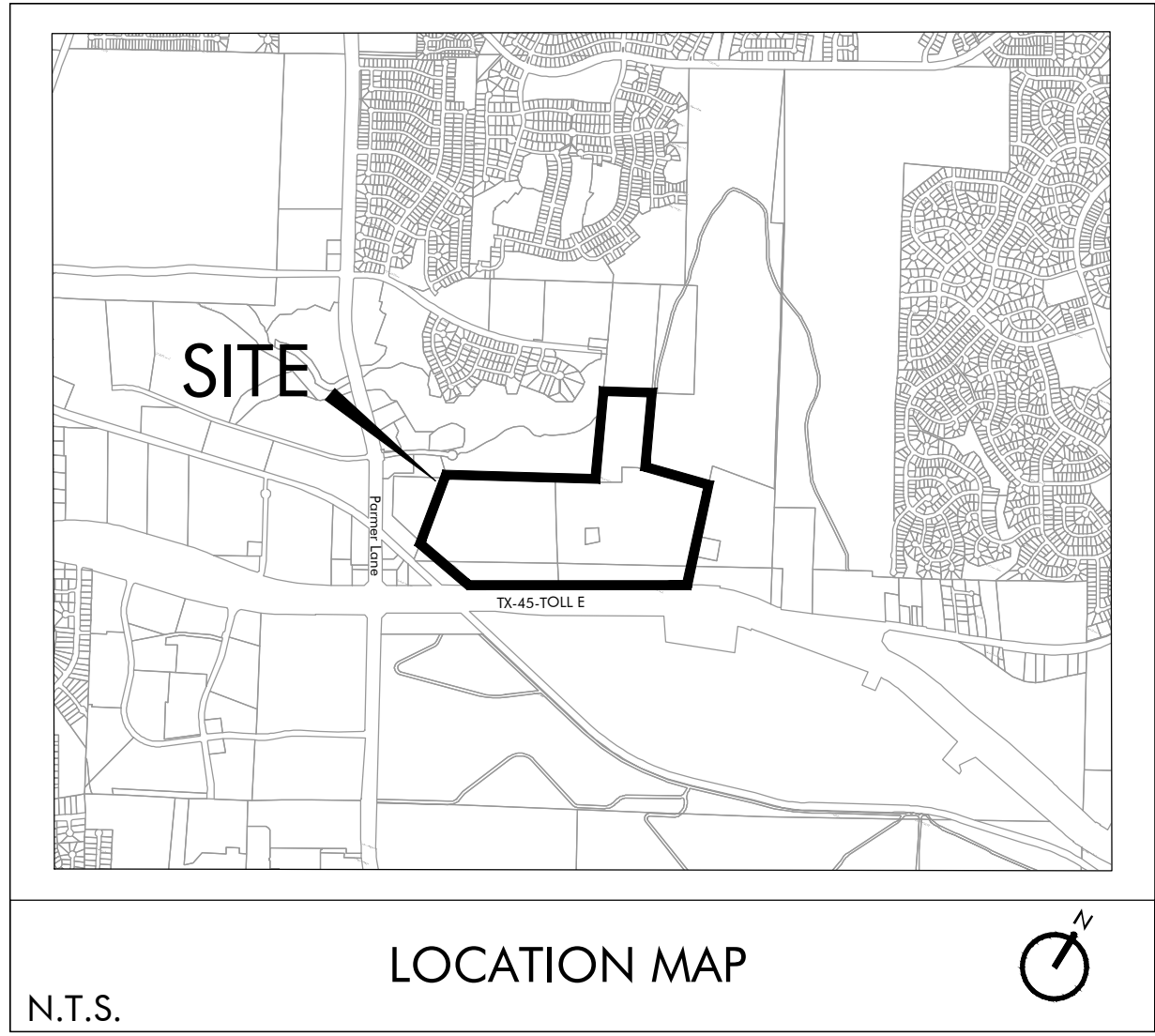


PEARSON RANCH WEST

PRELIMINARY PLAN

±155.79 Acres

14320 RR 620
Austin, Texas 78717



Initial Submittal: April 12, 2019

Re-submittal: July 25, 2019

Re-submittal: September 27, 2019

Re-submittal: November 14, 2019

Re-submittal: January 7, 2020

Sheet Index:

- Cover Sheet
- Subdivision Plan - 1
- Subdivision Plan - 2
- Subdivision Plan - 3
- Parks & Drainage
- Subdivision Notes & Calculations
- Existing Conditions & Topographic Area Map
- Tree Survey
- Slope Map
- Existing Drainage Plan
- Proposed Drainage Plan
- Water Quality Plan
- CWQZ Averaging

OWNER:

Ivalene Pearson Banks, et. al.
c/o Brett Ames - Top Hat Holdings, LLC
14608 RR 620 North
Austin, Texas 78717

OWNER REPRESENTATIVE:

Inspire Development
702 N. Commons Ford Road
Austin, Texas 78733
(512) 879-6333

AGENT/ PRINCIPAL CONTACT
LANDSCAPE ARCHITECTS/PLANNERS:

Land Strategies, Inc.
Contact: Paul W. Linehan
1010 Land Creek Cove, Suite 100
Austin, Texas 78746
(512) 328-6050 ; Fax: (512) 328-6172

ENGINEER:

BGE Inc.
Contact: Brian J. Grace
1701 Directors Blvd, Suite 1000
Austin, Texas 78744
(512) 879-0400

SURVEYOR:

BGE Inc.
Contact: Jonathan Nobles
101 West Louis Henna Blvd, Suite 400
Austin, Texas 78728
(512) 879-0400

ENVIRONMENTAL CONSULTANT:

M. Trojan & Associates
Mike Trojan
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

TABLE 1

Land Use Summary	
Commercial and/or Multifamily	134.71 ac. = 86.5%
Access Drives (in Block G)	4.12 ac. = 2.6%
ROW	16.97 ac. = 10.9%
TOTAL	155.80 ac.

Additional uses included in the above acreages

Ponds (in Drainage Easements)	8.75 ac.	5.6% of total site
Private Parkland	29.45 ac.	18.9% of total site

NOTE:

An Administrative Environmental Variance has been granted in accordance with LDC 25-8-42(B)(6), to allow fill of not more than eight feet in the desired development zone.

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 13
FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
APPROVED BY (PC) (ZAP) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER _____

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

20191017-049
C14-2019-0068
ZONING



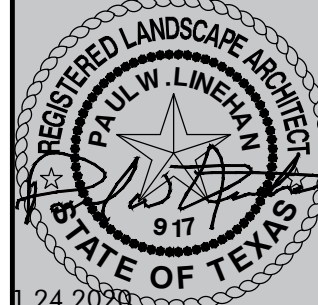
LAND STRATEGIES INC.

1983 - 2020

37

YEARS OF EXCELLENCE

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSloustin.COM



NOTES:

1.

PEARSON RANCH WEST

14320 RR 620 AUSTIN, TX 78717
JOB # 1809.01

REVISIONS

SET ISSUED

04.12.2019

DRAWN BY

JA, ML, DD

SHEET NAME

COVER SHEET

SHEET

1 OF 13

- LEGEND:
- Critical Water Quality Zone
 - Creek Center Line
 - FEMA Floodplain
 - Wetlands Setback
 - Wetlands Boundary
 - CEF Natural Buffer
 - Drainage Easement
 - Wastewater Easement

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°07'37" W	275.20'
L2	N 17°52'55" W	333.01'
L3	S 10°40'14" E	290.79'
L4	S 68°28'07" W	95.43'
L5	S 22°07'13" E	27.89'
L6	S 65°11'03" W	228.71'
L7	S 67°16'46" W	12.92'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	110.09'	2,844.79'	2°13'02"	S 66°14'43" W	110.08'

KEY PLAN

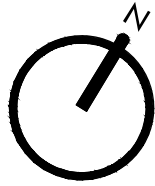
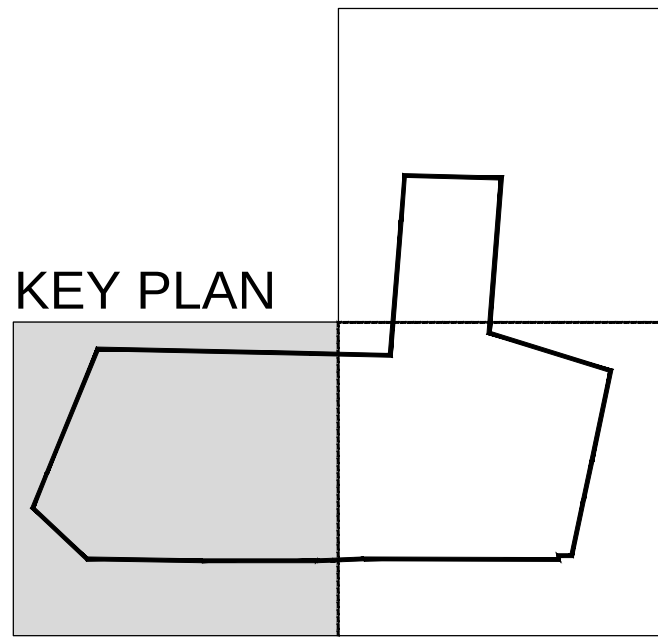


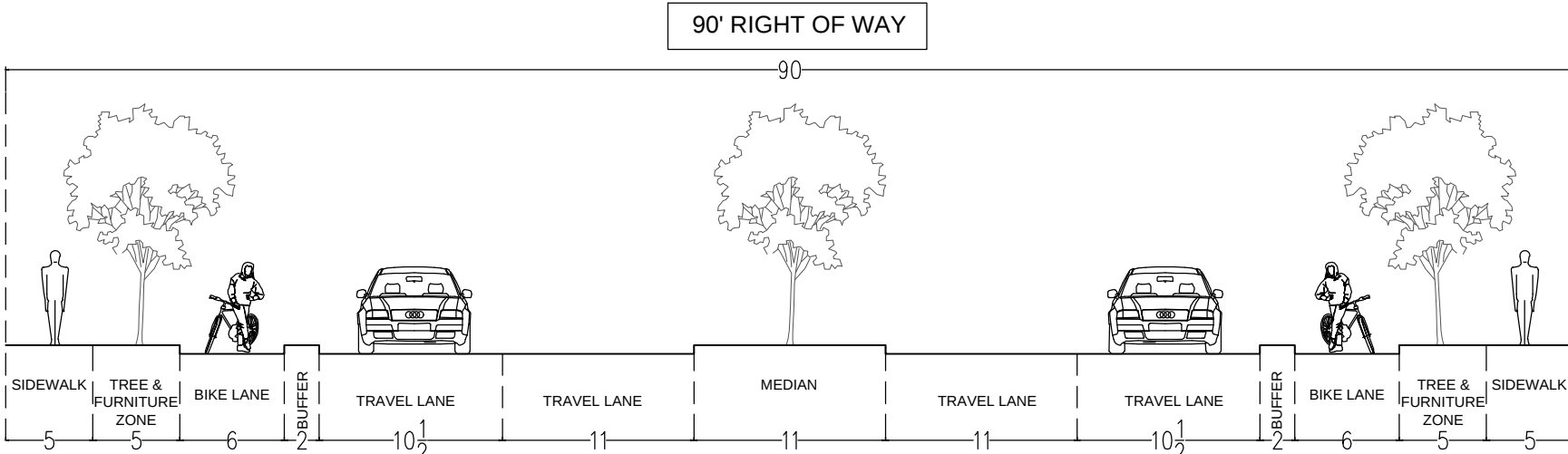
TABLE 2

Street Table	Roadway Classification	R.O.W. Width	Center Line Length	Pavement Width	Required Sidewalks	Sidewalk Length
Pearson Market Circle	Primary Collector	90 ft.	2,988 ft.	2@24' C&G	6' both sides	5,976 ft.
Pearson Market Circle	Commercial Collector	70 ft.	1,388 ft.	48' C&G	6' both sides	2,776 ft.
Inspire Drive	Primary Collector	90 ft.	1,083 ft.	2@24' C&G	6' both sides	2,166 ft.
Inspire Drive	Comm. Collector	70 ft.	1,050 ft.	48' C&G	6' both sides	2,100 ft.
Bank Street	Comm. Collector	70 ft.	1,651 ft.	48' C&G	6' both sides	3,302 ft.
Spectrum Drive	Comm. Collector	62 ft.	584 ft.	48' C&G	6' both sides	1,168 ft.
Davis Springs Lane	Comm. Collector	70 ft.	374 ft.	48' C&G	6' both sides	748 ft.
Total Center Line Length			9,118 ft.			18,236 ft.

Land Use Summary
Commercial and/or Multifamily Access Drives (in Block G)
TOTAL
134.71 ac. = 86.5%
4.12 ac. = 2.6%
16.97 ac. = 10.9%
155.80 ac.

Additional uses included in the above acreages
Ponds (in Drainage Easements)
Private Parkland
8.75 ac. 5.6% of total site
29.45 ac. 18.9% of total site

TYPICAL ROAD SECTION



SCALE: 1"=10'

C14-2019-0068
ZONING

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 13
FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
APPROVED BY (PC) (ZAP) ON
EXPIRATION DATE (LDC 25-4-62)
CASE MANAGER

Joey de la Garza, for:
Denise Lucas, Acting Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Pans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



LAND STRATEGIES INC.
1983 - 2020
37
YEARS OF EXCELLENCE

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM



NOTES:
1.

PEARSON RANCH WEST

14320 REG2 AUSTIN TX 78717
L3 # 1809/01

REVISIONS

SET ISSUED
04.12.2019
DRAWN BY
JA, ML, DD
SHEET NAME
SUBDIVISION
PLAN-1

SHEET
2
OF
13

- LEGEND:
- Critical Water Quality Zone
- Creek Center line
- FEMA Floodplain
- Wetlands Setback
- Wetlands Boundary
- CEF Natural Buffer
- Drainage Easement
- Wastewater Easement

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°07'37" W	275.20'
L2	N 17°52'55" W	333.01'
L3	S 10°40'14" E	290.79'
L4	S 68°28'07" W	95.43'
L5	S 22°07'13" E	27.89'
L6	S 65°11'03" W	228.71'
L7	S 67°16'46" W	12.92'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	110.09'	2,844.79'	2°13'02"	S 66°14'43" W	110.08'

TABLE 1

Land Use Summary

Commercial and/or Multifamily	134.71 ac. = 86.5%
Access Drives (in Block G)	4.12 ac. = 2.6%
ROW	16.97 ac. = 10.9%
TOTAL	155.80 ac.

Additional uses included in the above acreages

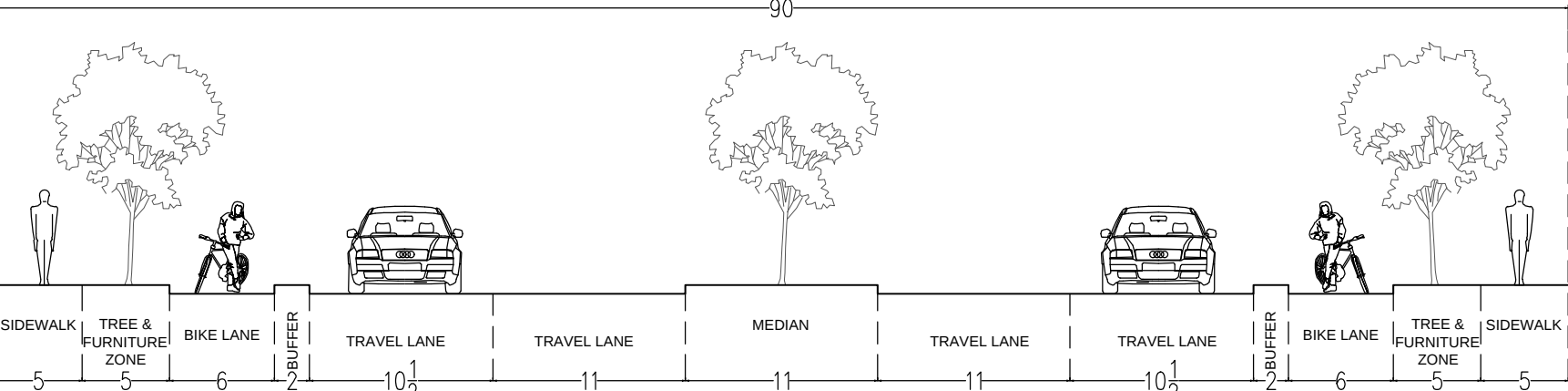
Ponds (in Drainage Easements)	8.75 ac.	5.6% of total site
Private Parkland	29.45 ac.	18.9% of total site

TABLE 2

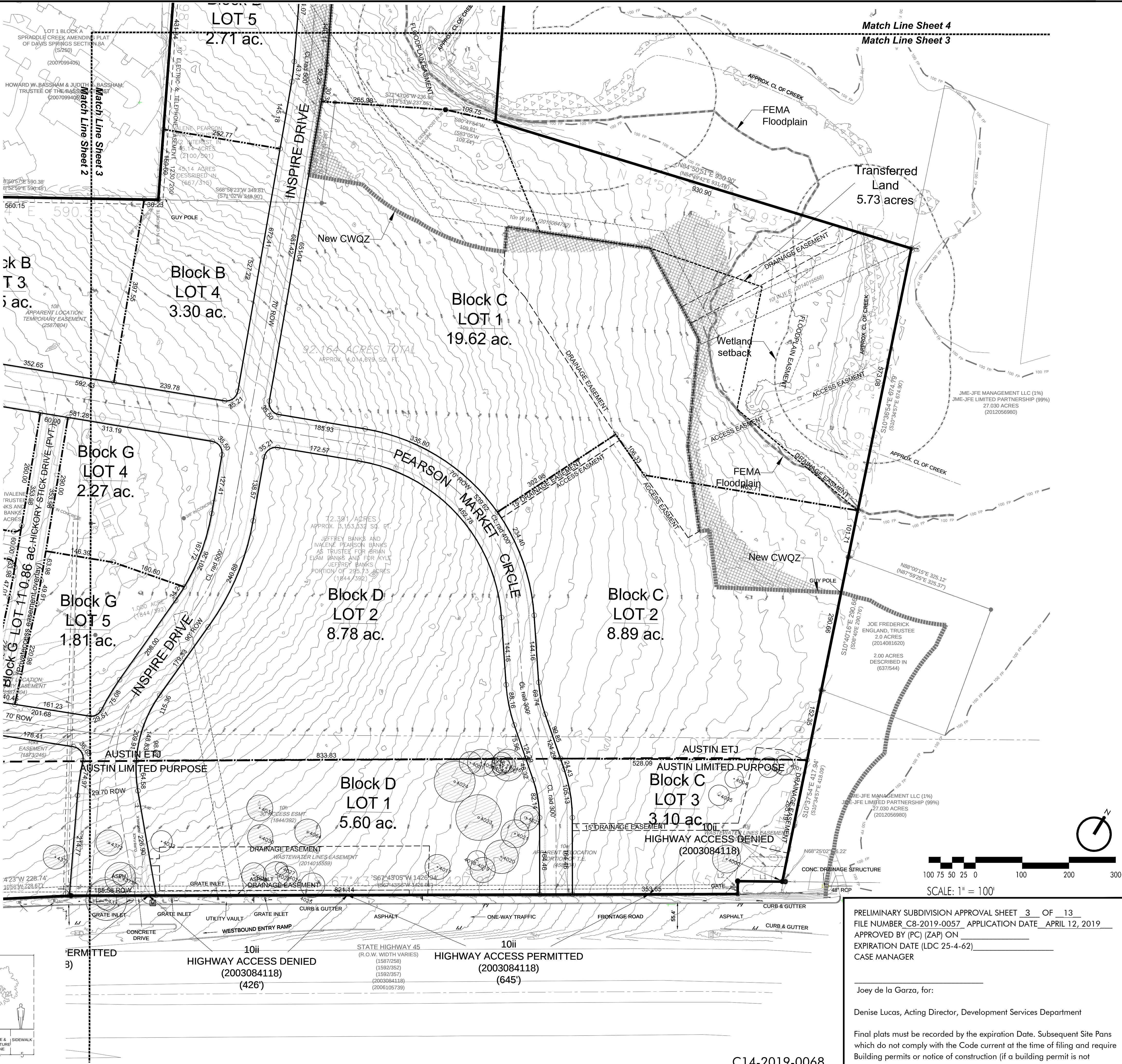
Street Table	Roadway Classification	R.O.W. Width	Center Line Length	Pavement Width	Required Sidewalks	Sidewalk Length
Pearson Market Circle	Primary Collector	90 ft.	2,988 ft.	2@24' C&G	6' both sides	5,976 ft.
Pearson Market Circle	Commercial Collector	70 ft.	1,388 ft.	48' C&G	6' both sides	2,776 ft.
Inspire Drive	Primary Collector	90 ft.	1,083 ft.	2@24' C&G	6' both sides	2,166 ft.
Inspire Drive	Comm. Collector	70 ft.	1,050 ft.	48' C&G	6' both sides	2,100 ft.
Bank Street	Comm. Collector	70 ft.	1,651 ft.	48' C&G	6' both sides	3,302 ft.
Spectrum Drive	Comm. Collector	62 ft.	584 ft.	48' C&G	6' both sides	1,168 ft.
Davis Springs Lane	Comm. Collector	70 ft.	374 ft.	48' C&G	6' both sides	748 ft.
Total Center Line Length			9,118 ft.			18,236 ft.

KEY PLAN

TYPICAL ROAD SECTION



SCALE: 1"=10'



PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 13
FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
APPROVED BY (PC) (ZAP) ON
EXPIRATION DATE (LDC 25-4-62)
CASE MANAGER

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

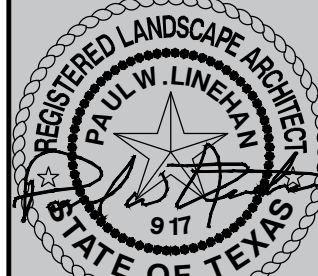
Final plats must be recorded by the expiration Date. Subsequent Site Pans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

C14-2019-0068
ZONING



LAND STRATEGIES INC.
1983 - 2020
37
YEARS OF EXCELLENCE

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX. 78746
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM



NOTES:
1.

PEARSON RANCH WEST

REVISIONS

SET ISSUED
04.12.2019
DRAWN BY
JA, ML, DD
SHEET NAME
SUBDIVISION
PLAN-2

SHEET
3 OF 13

- LEGEND:
- Critical Water Quality Zone
- Creek Center line
- FEMA Floodplain
- Wetlands Setback
- Wetlands Boundary
- CEF Natural Buffer
- Drainage Easement
- Wastewater Easement

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 00°07'37" W	275.20'
L2	N 17°52'55" W	333.01'
L3	S 10°40'14" E	290.79'
L4	S 68°28'07" W	95.43'
L5	S 22°07'13" E	27.89'
L6	S 65°11'03" W	228.71'
L7	S 67°16'46" W	12.92'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	110.09'	2,844.79'	27°3'02"	S 66°14'43" W	110.08'

TABLE 1

Land Use Summary

Commercial and/or Multifamily	134.71 ac. = 86.5%
Access Drives (in Block G)	4.12 ac. = 2.6%
ROW	16.97 ac. = 10.9%
TOTAL	155.80 ac.

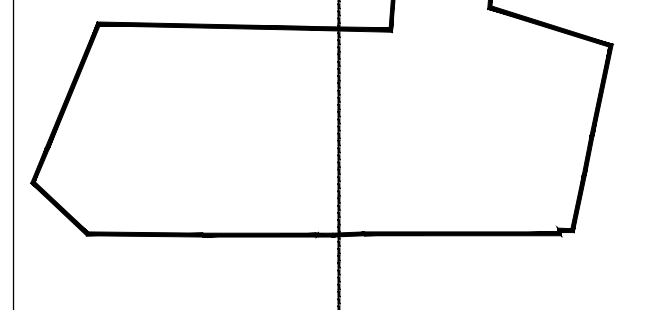
Additional uses included in the above acreages

Ponds (in Drainage Easements)	8.75 ac.	5.6% of total site
Private Parkland	29.45 ac.	18.9% of total site

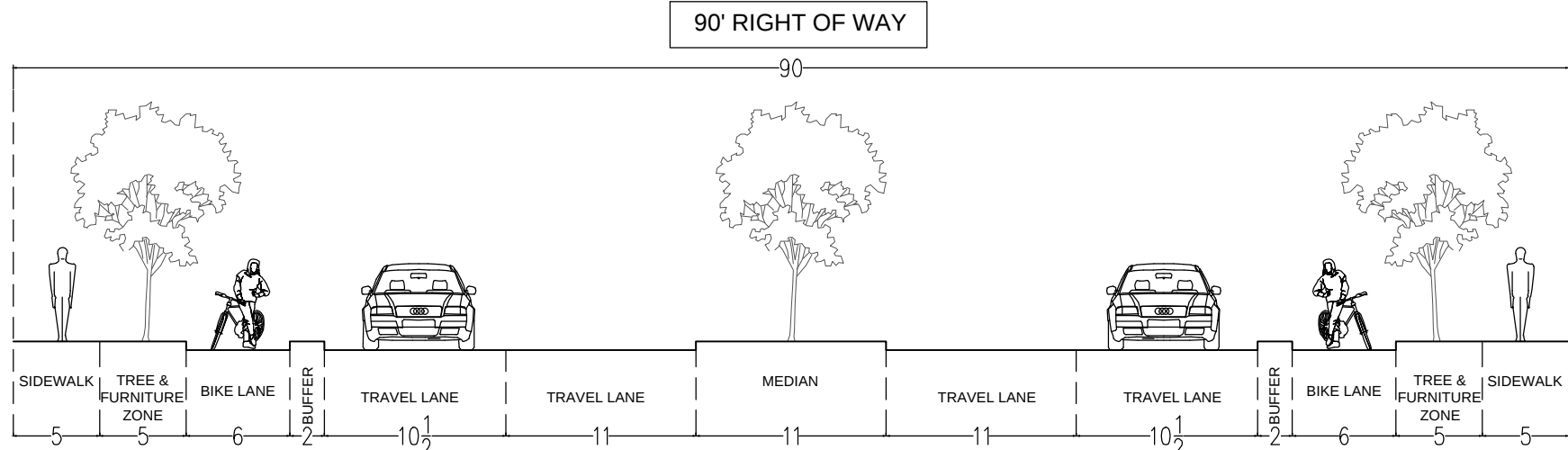
TABLE 2

Street Table	Roadway Classification	R.O.W. Width	Center Line Length	Pavement Width	Required Sidewalks	Sidewalk Length
Pearson Market Circle	Primary Collector	90 ft.	2,988 ft.	2@24' C&G	6' both sides	5,976 ft.
Pearson Market Circle	Commercial Collector	70 ft.	1,388 ft.	48' C&G	6' both sides	2,776 ft.
Inspire Drive	Primary Collector	90 ft.	1,083 ft.	2@24' C&G	6' both sides	2,166 ft.
Inspire Drive	Comm. Collector	70 ft.	1,050 ft.	48' C&G	6' both sides	2,100 ft.
Bank Street	Comm. Collector	70 ft.	1,651 ft.	48' C&G	6' both sides	3,302 ft.
Spectrum Drive	Comm. Collector	62 ft.	584 ft.	48' C&G	6' both sides	1,168 ft.
Davis Springs Lane	Comm. Collector	70 ft.	374 ft.	48' C&G	6' both sides	748 ft.
Total Center Line Length			9,118 ft.			18,236 ft.

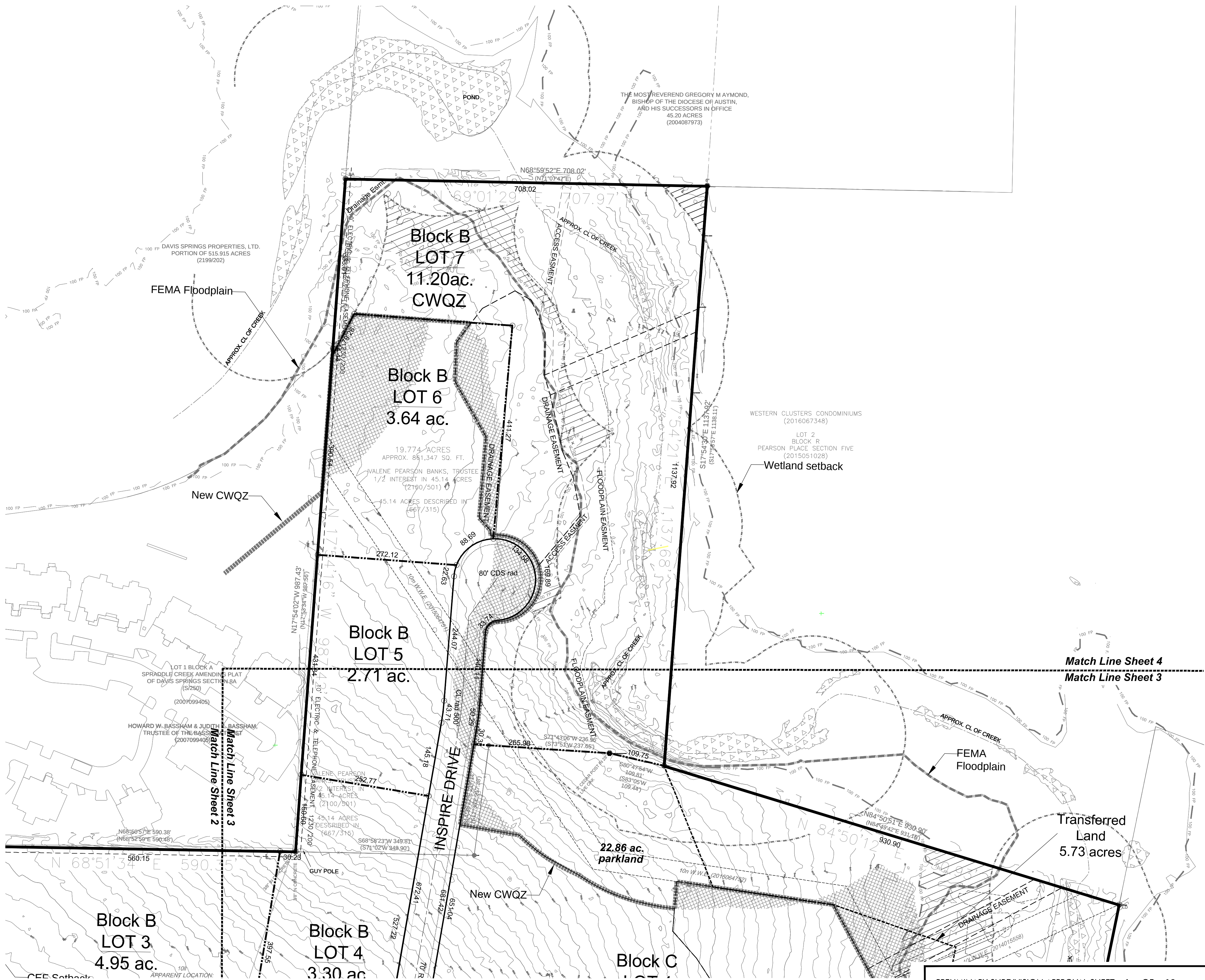
KEY PLAN



TYPICAL ROAD SECTION



SCALE: 1"=10'



PRELIMINARY SUBDIVISION APPROVAL SHEET 4 OF 13
FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
APPROVED BY (PC) (ZAP) ON
EXPIRATION DATE (LDC 25-4-62)
CASE MANAGER

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Pans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.



LAND STRATEGIES INC.

1983 - 2020

37

YEARS OF EXCELLENCE

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX. 78746
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM



NOTES:

1.

PEARSON RANCH WEST

14320 RBG2 AUSTIN TX 78717
LSI # 1807601

REVISIONS

SET ISSUED
04.12.2019

DRAWN BY
JA, ML, DD

SHEET NAME

SUBDIVISION
PLAN-3

SHEET

4 OF 13

C14-2019-0068
ZONING

- LEGEND:
- Critical Water Quality Zone
 - Creek Center line
 - FEMA Floodplain
 - Wetlands Setback
 - Wetlands Boundary
 - CEF Natural Buffer
 - Drainage Easement
 - Wastewater Easement

Land Use Summary

Commercial and/or Multifamily	134.71 ac. = 86.5%
Access Drives (in Block G)	4.12 ac. = 2.6%
ROW	16.97 ac. = 10.9%
TOTAL	155.80 ac.

Additional uses included in the above acreages

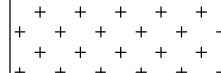
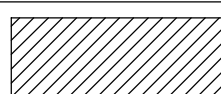
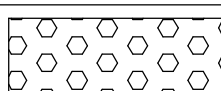
Ponds (in Drainage Easements)	8.75 ac.	5.6% of total site
Private Parkland	29.45 ac.	18.9% of total site

Required park area for units is based on the calculation established in LDC 25-1-602(G)(1). This park calculation is not a limitation on future development density. MF acreage not to exceed 40.51 acres unless further parkland area is dedicated or the fee in lieu is paid per section 25-1-602 of the LDC.

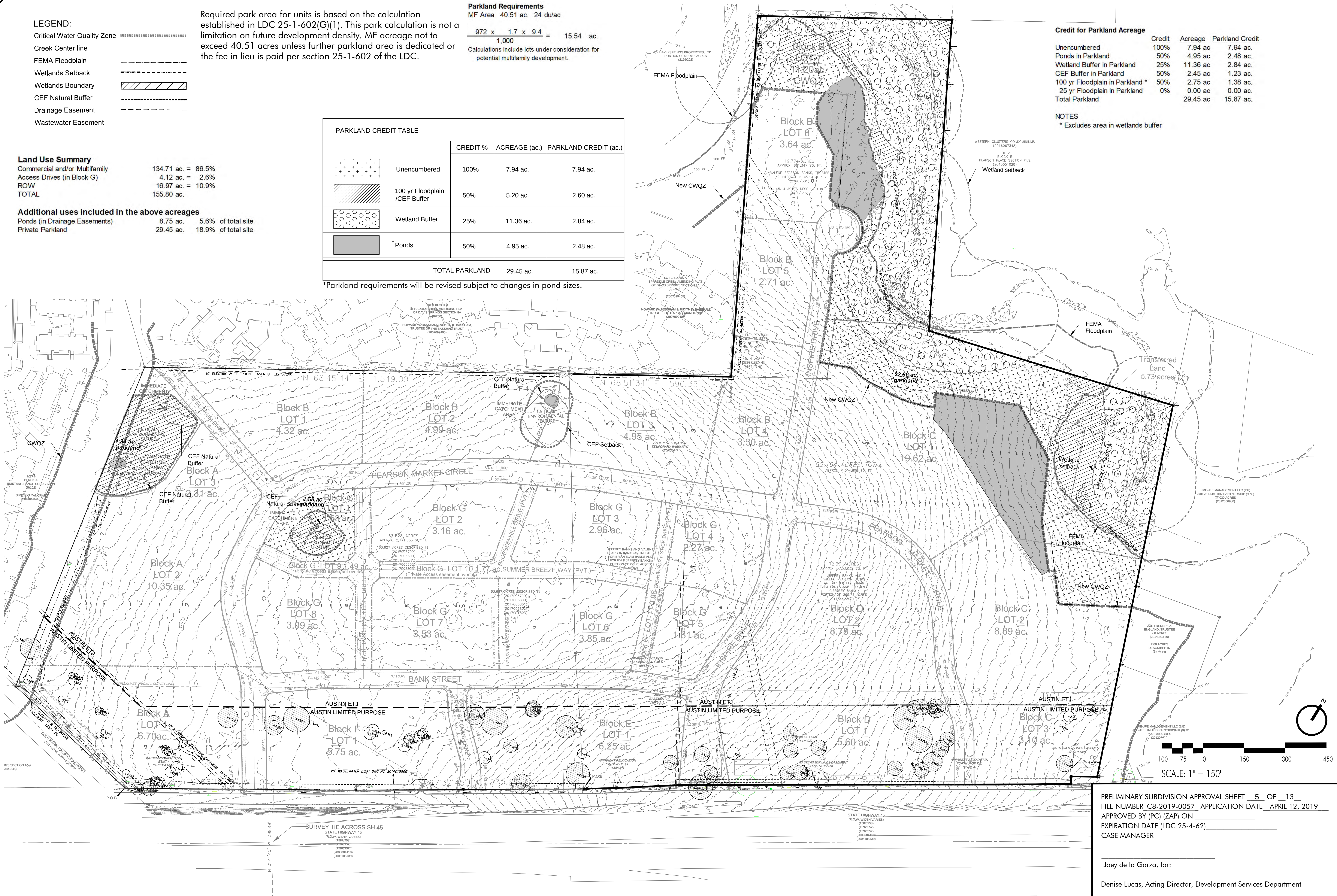
Parkland Requirements
MF Area 40.51 ac. 24 du/ac

$$\frac{972 \times 1.7 \times 9.4}{1,000} = 15.54 \text{ ac.}$$

Calculations include lots under consideration for potential multifamily development.

PARKLAND CREDIT TABLE				
		CREDIT %	ACREAGE (ac.)	PARKLAND CREDIT (ac.)
	Unencumbered	100%	7.94 ac.	7.94 ac.
	100 yr Floodplain /CEF Buffer	50%	5.20 ac.	2.60 ac.
	Wetland Buffer	25%	11.36 ac.	2.84 ac.
	* Ponds	50%	4.95 ac.	2.48 ac.
TOTAL PARKLAND			29.45 ac.	15.87 ac.

*Parkland requirements will be revised subject to changes in pond sizes.



Credit for Parkland Acreage

	Credit	Acreage	Parkland Credit
Unencumbered	100%	7.94 ac	7.94 ac.
Ponds in Parkland	50%	4.95 ac	2.48 ac.
Wetland Buffer in Parkland	25%	11.36 ac	2.84 ac.
CEF Buffer in Parkland	50%	2.45 ac	1.23 ac.
100 yr Floodplain in Parkland *	50%	2.75 ac	1.38 ac.
25 yr Floodplain in Parkland	0%	0.00 ac	0.00 ac.
Total Parkland		29.45 ac	15.87 ac.

NOTES

* Excludes area in wetlands buffer

PRELIMINARY SUBDIVISION APPROVAL SHEET 5 OF 13
FILE NUMBER C8-2019-0057 APPLICATION DATE APRIL 12, 2019
APPROVED BY (PC) (ZAP) ON _____
EXPIRATION DATE (LDC 25-4-62) _____
CASE MANAGER _____

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Pans which do not comply with the Code current at the time of filing and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

C14-2019-0068
ZONING



LAND STRATEGIES INC.

1983 - 2020
37
YEARS OF EXCELLENCE

1010 LAND CREEK CV.
SUITE 100
AUSTIN, TX. 78746
PH: (512) 328-6050
FAX: (512) 328-6172
EMAIL: LSI@LSIaustin.COM



NOTES:
1.

PEARSON RANCH WEST

REVISIONS

SET ISSUED
04.12.2019
DRAWN BY
JA, ML, DD
SHEET NAME
PARKS &
DRAINAGE

SHEET
5
OF
13