#### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0247 **Z.A.P. DATE:** April 21, 2020

**SUBDIVISION NAME:** Pioneer Crossing East Section 19 Preliminary Plan

**AREA**: 7.15 acres **LOTS**: 32

**APPLICANT:** Continental Homes of Texas, LP **AGENT:** LJA Engineering, Inc.

(Kevin Pape) (Walter Hoysa, P.E.)

**ADDRESS OF SUBDIVISION:** 200-751 E. Braker Lane & Samsung Blvd.

**WATERSHED:** Walnut Creek **COUNTY:** Travis

**EXISTING ZONING:** P.U.D **JURISDICTION:** Full Purpose

**PROPOSED LAND USE:** Residential

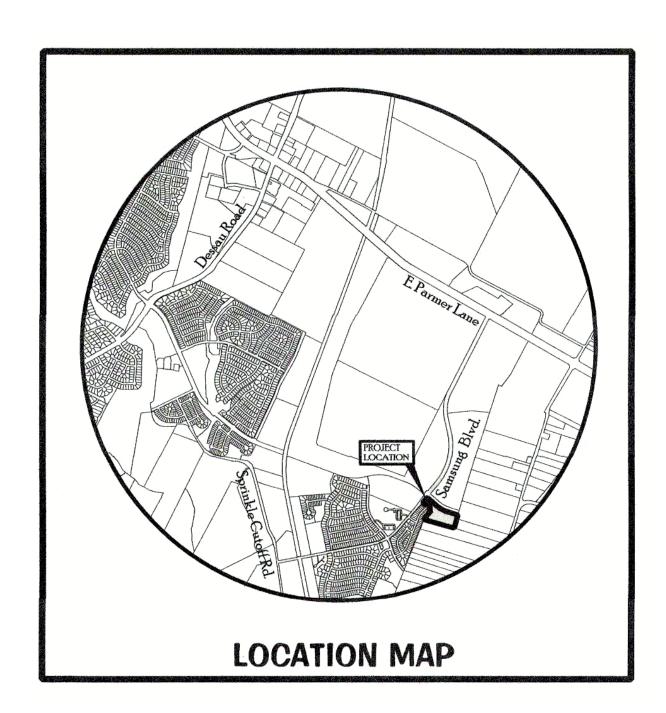
**VARIANCE**: none

**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plan meets all applicable State and City of Austin Land Development Code requirements.

**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the Pioneer Crossing East Section 19 Preliminary Plan composed of 32 lots on 7.15 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

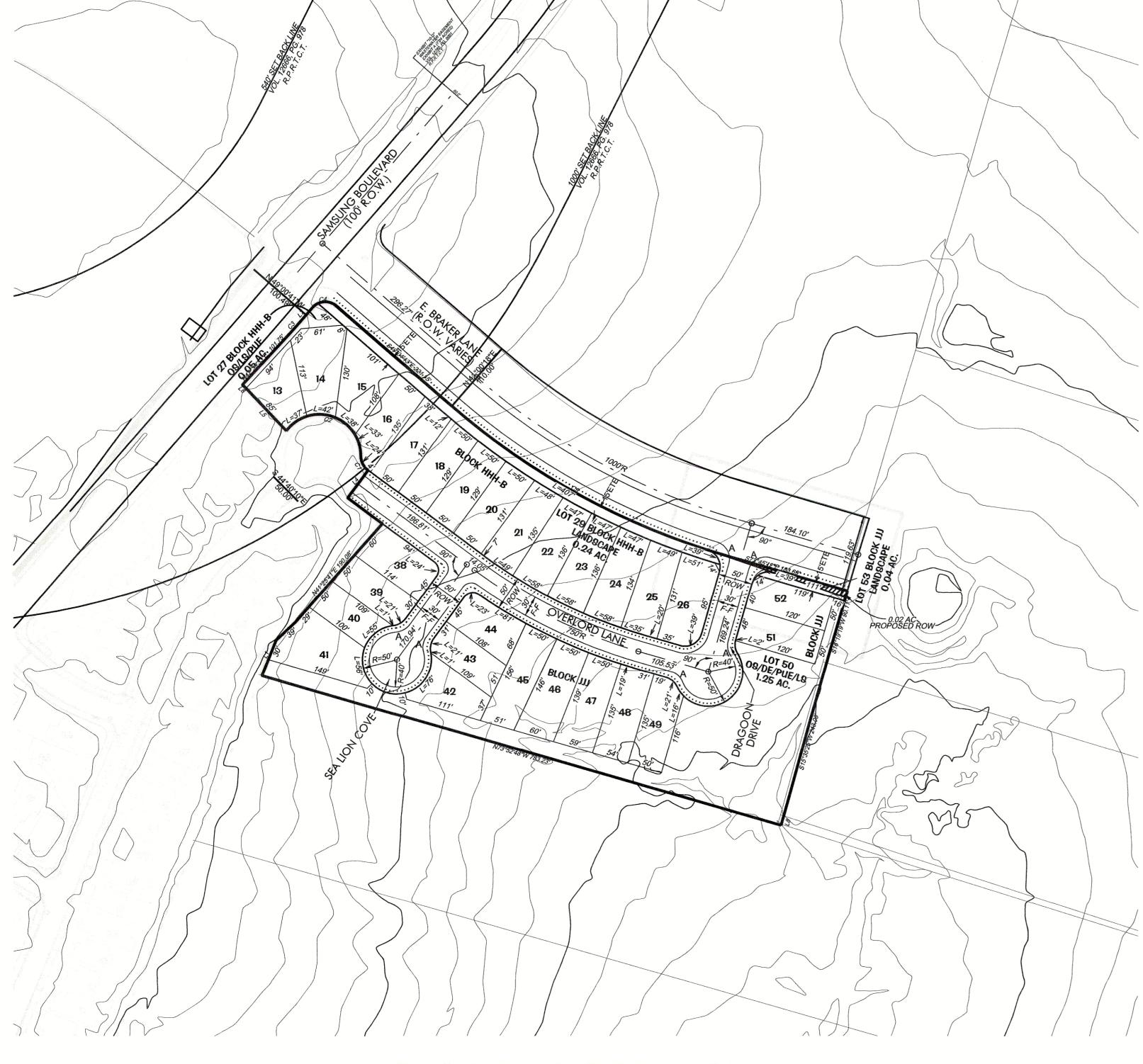
CASE MANAGER: Cesar Zavala PHONE: 512-974-3404

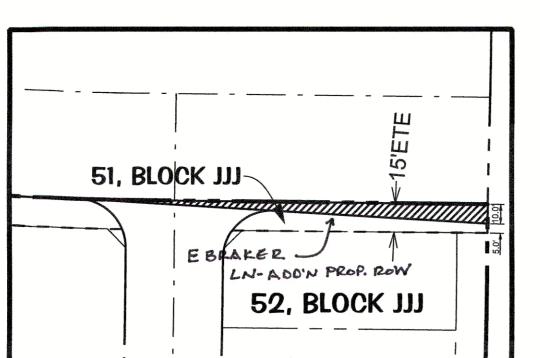
**E-mail:** cesar.zavala@austintexas.gov



3 of 5 Revised

# PIONEER CROSSING EAST SECTION 19 PRELIMINARY PLAN





UMBER	DIRECTION	DISTANO	CE	
1	N21°43'37"E	55.67		
2	N46°59'09"E	38.86		
3	N53°24'49"W	63.11		
4	N36°35'11"E	50.00'		
5	N43°38'29"W	84.87		
6	N47°23'39"W	7.34		
7	N41°03'26"E	34.89		
8	S15°34'43"W	20.50		
LIMPED	Dolta	Dadius	1	T

NUMBER	Delta	Radius	Length	Chord Bearing	Chord Length
C1	54°02'43"	25.00	23.58	N27°36'40"W	22.72
C2	143°49'12"	60.00	150.61	N70°57'48"W	114.07
C3	01°36′07″	500.00	13.98	N41°51'30"E	13.98
C4	34.00,27"	25.00	35.62	N57°48'14"E	14.62
C5	24*40'28"	760.00	327.29	S61°24'58"E	324.77

STREET NAME SIDEWALK (ft) STREET TYPE 3 OVERLORD LANE 2 SIDES

- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
- 5. CONTOUR DATA: COA 2003 GIS CONTOURS
- PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH SEC. 25-1-112 OF THE AUSTIN LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
  - A. 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 ESTIMATEWILL BE BASED ON DISTURBED AREAS INCLUDING THE STREETS SHOWN ABOVE.
- 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 UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. 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.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN: SEA LION COVE, OVERLORD LANE, DRAGOON DRIVE, AND E. BRAKER LANE.

  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. SIDEWALK ALONG E. BRAKER LANE MUST BE 8 FEET IN WIDTH AS REQUIRED BY THE PUD ORDINANCE.
- DETENTION NOTE: PRIOR TO DEVELOPMENT OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.
- 11. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 12. VEHICLE ACCESS IS PROHIBITED FROM ALL RESIDENTIAL LOTS TO BRAKER LANE.
- 13. WATERSHED STATUS THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED AS SUBURBAN.
- 14. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL
- 15. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND CODE, AND OTHER ORDINANCES, AND THE REGULATIONS OF THE CITY OF AUSTIN.
- 16. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 17. ALL RADII AT RIGHT-OF-WAYS ARE 15', UNLESS OTHERWISE NOTED.
- 18. LANDSCAPE AND OPEN SPACE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
- 19. TEN FOOT PUBLIC UTILITY EASEMENTS ARE REQUIRED ADJACENT TO ALL STREET R.O.W.
- 20. NO PORTION OF THIS PROJECT IS LOCATED INSIDE THE EDWARDS AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE ACCORDING TO THE TCEQ QUAD MAPS.
- 21. THE ELECTRICAL UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 22. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRICAL UTILITY DEPARTMENT WITH ANY EASEMENT AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES.
- 23. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- 24. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THIS ELECTRIC STRUCK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 25. LANDSCAPE AND OPEN SPACE LOTS SHALL BE EXCLUDED FROM DEVELOPMENT EXCEPT FOR ENVIRONMENTAL FEATURES, LANDSCAPING, SIGNAGE AND TRAILS. CONSTRUCTION WITHIN CRITICAL ENVIRONMENTAL FEATURE SETBACKS IS LIMITED TO CONSTRUCTION ALLOWED BY LDC 25-8-281
- 26. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA, PURSUANT TO LDC SECTION 25-8-211. WATER QUALITY CONTROLS SHALL CONFORM TO THE APPROVED PIONEER CROSSING PUD WATER QUALITY MASTER
- 27. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION 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 REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELLEADE OR PROPERTY. WELFARE OR PROPERTY.
- 28. THE FOLLOWING LOTS HAVE SLOPES GREATER THAN 15%: LOTS 47-49, BLOCK JJJ. CONSTRUCTION ON THESE LOTS SHALL COMPLY WITH LDC SECTIONS 25-8-301, 302 AND 303 REGARDING CONSTRUCTION ON SLOPES.
- 29. EACH SINGLE FAMILY LOT IN THIS RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2-INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM. THIS REQUIREMENT IS IN ADDITION TO ANY
- BUILDING LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

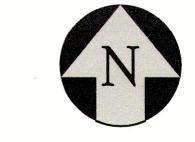
LAND USE SUMMARY PIONEER CROSSING EAST PRELIMINARY PLAN TOTAL ACREAGE 7.15 ACRES **RESIDENTIAL LOTS (50' LOTS)** 28 UNITS DENSITY 3.91 UNITS PER ACRE

2 BLOCKS

4 LOTS (1.58 ACRES)

NUMBER OF BLOCKS OTHER LOTS

WQ/08/L8



EAST Y PLAN

PIO SEC

### INDEX TO SHEETS

- PL O 100 SCALE PRELIMINARY PLAN
- EX A EROSION / SEDIMENTATION CONTROL
- EX C EXISTING & DEVELOPED
- DRAINAGE AREA MAP EX D INTERNAL DRAINAGE AREA MAP &
- DRAINAGE CALCULATIONS

EX E UTILITY LAYOUT

EX B SLOPE MAP

FULLY DEVELOPED 100 YEAR FLOODPLAIN

CONSERVATION ESMT (PER PUD)

✓ ✓ ✓ WATER QUALITY TRANSITION ZONE

...... PROPOSED SIDEWALK

PROPOSED EASEMENT

25' CURB RADIUS

35' CURB RADIUS

20' CURB RADIUS

ARC LENGTH OF CURVED DIMENSION

FACE OF CURB TO FACE OF CURB

RIGHT-OF-WAY FACE OF CURB

OPEN SPACE

DRAINAGE EASEMENT WATER QUALITY EASEMENT

PUBLIC UTILITY EASEMENT

PUBLIC ACCESS EASEMENT

LANDSCAPE EASEMENT

PROPOSED HIKE & BIKE TRAIL

(512)-306-0228 (512)-306-0338 FAX **SURVEY BY:** LANDESIGN SERVICES, INC.

APPROVED ON

Experation date.

**JOE BEAVERS. RPLS** 1220 MCNEIL RD. #200 **ROUND ROCK, TEXAS 78681** (512)-238-7901

THE FOLLOWING LOTS ARE NOT SINGLE FAMILY LOTS. NO

RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED. HOME OWNERS ASSOCIATION WILL MAINTAIN THE LANDSCAPE

32. PARKLAND DEDICATION WILL BE SATISFIED AT THE TIME OF FINAL PLAT IN ACCORDANCE WITH PUD ORDINANCE 970410-I AND ITS

ALIGNMENTS, SIZING, AND LOCATION SHOWN ON THE

PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY,

MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.

CONTINENTAL HOMES OF TEXAS, LP

33. THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONI

COUNTY: TRAVIS **SUBMITTAL DATE:** 

DEVELOPER/OWNER:

10700 PECAN PARK DR.

**AUSTIN, TEXAS 78750** 

LONGARO & CLARKE

3839 BEE CAVE RD.

**AUSTIN, TEXAS 78746** 

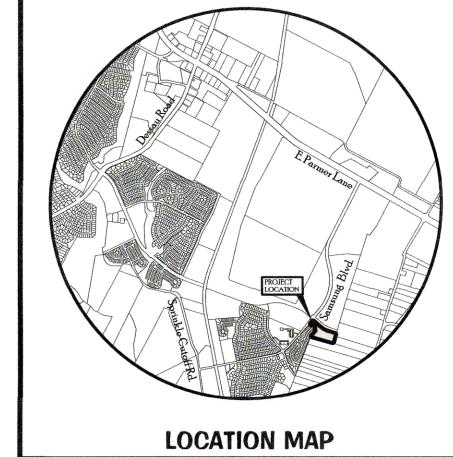
c/o KEVIN PAPE

512-533-1409

**ENGINEER:** 

**SUITE 150** 

THE PROPOSED WATER AND WASTEWATER UTILITY ALIGNMENTS, SIZING, AND LOCATION SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.



PRELIMINARY PLAN APPROVAL Sheet 1 of 12/14/16 FILE NUMBER: APPLICATION DATE: APPROVED BY (ADM) (PC) (ZAP) ON: 57 OF CHAPTER 25-4 OF THE AUSTIN CITY CODE UNDER SECTION CASE MANAGER CESAR ZAVALA EXPIRATION DATE (IF REV) ORIGINAL APPLICATION DATE: TYPE OF REVISION : MAJOR \_\_\_\_\_ SB 1704 : YES \_\_\_\_\_ NO J. Rodney Gonzales, Director, Development Services Department

with the code current at the time of filing, and all required building permits or notices of

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # SHEET NO. CASE MANAGER

Final Plats must be recorded by the Expiration date, Subsequent Plans which do not comply construction (if a building permit is not required), must also be approved prior to the project

SHEETS

JOB NUMBER:

A500-00690C.004A

T.W. HOYSA

690CPL0.SHT Default 4/6/2020 6:10:27 PM

#### Zavala, Cesar

From: Paul Nixon <pcnix@yahoo.com>
Sent: Sunday, April 12, 2020 11:22 PM
To: Zavala, Cesar; Garza, Elsa
Subject: Case Number C8-2016-0247

## \*\*\* External Email - Exercise Caution \*\*\*

Hello. I would like to file my comments in opposition to the development on Case Number C8-2016-0247, the Pioneer Crossing Section 19 Preliminary Plan.

This development concerns me very much because it is right behind my backyard, which has a severe slope down to the level of ground where this development will be built. The land underneath the current homes on Church Canyon (including my own) has extremest soft soil. My house was built in 2006 and the foundation has already shifted and is causing cracks in my foundation, in the walls and ceiling, and on the tile throughout my house. I'm very concerned that the breaking up of the land and soil behind my house for this development will cause further erosion of the land underneath my house, causing further slippage, and further issues with the foundation of my home. This is not just happening to my home, but I know of several homes on my street alone that have had to have expensive foundation repair. Unless Continental Homes of Texas plans to shore up the soil erosion to prevent further movement of soil happening from the current homeowners on Church Canyon Drive, I fear that further soil displacement behind d me will cause further damage to my home. I have attached photos of the cracks in my kitchen and bathroom at the back of the house to demonstrate what is happening already, which the homebuilder (Meritage Homes) refuses to take responsibility





Thank you. Please feel free to contact me if you have any questions.

Paul Nixon

11521 Church Canyon Dr

Phone: 512-565-4160

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.