

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0247.1A**P.C. DATE:** August 11, 2020**SUBDIVISION NAME:** Pioneer Crossing East Section 19 Final Plat**AREA:** 7.15 acres**LOTS:** 32**APPLICANT:** Continental Homes of Texas, LP
(Kevin Pape)**AGENT:** LJA Engineering, Inc.
(Justin D. Midura, P.E.)**ADDRESS OF SUBDIVISION:** Samsung Blvd. & 200-751 E. Braker Lane**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** P.U.D**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**DEPARTMENT COMMENTS:**

The request is for the approval of Pioneer Crossing East Section 19 Final Plat, comprised of 32 lots on 7.15 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires.

If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

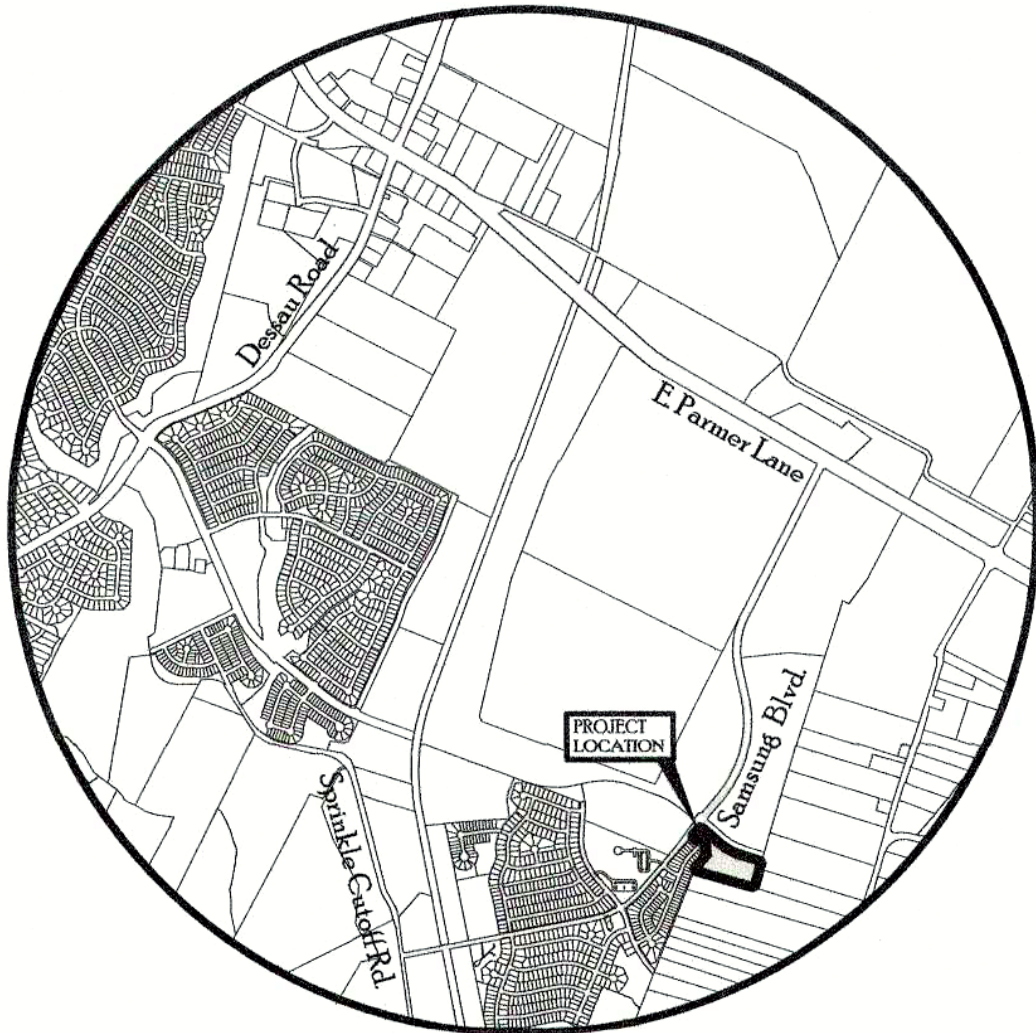
Staff recommends disapproval of the plat for the reasons listed in the comment report dated August 6, 2020, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

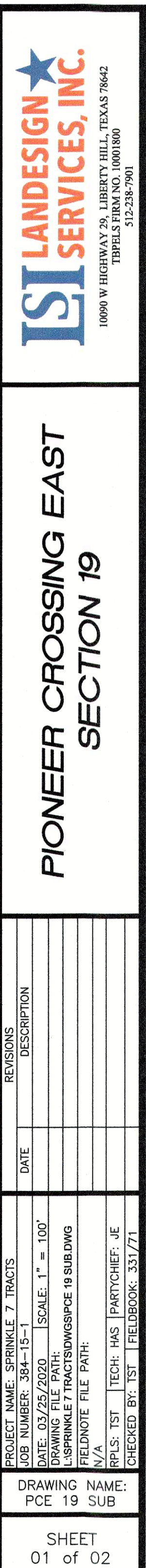
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated August 6, 2020



LOCATION MAP



DRAWING PATH: L:\SPRINKLE 7 TRACTS\DWGS\IPCE 19 SUB.DWG SHEET PLOT SIZE: ARCH FULL BLEED C (18.00 X 24.00 INCHES) LAST SAVED: 3/30/2020 2:17 PM PLOT DATE: 4/2/2020 7:32 AM

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2016-0247.1A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Pioneer Crossing East Section 19 Final Plat
LOCATION: 200-751 E BRAKER LN

SUBMITTAL DATE: July 13, 2020
REPORT DUE DATE: August 10, 2020
FINAL REPORT DATE: August 6, 2020

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **October 11, 2020**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (512-974-1770 or at lurintake@austintexas.gov) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
Drainage Engineering : David Marquez
Water Quality : David Marquez
911 Addressing : Cathy Winfrey
Subdivision : Cesar Zavala
Site Plan Plumbing: Cory Harmon

AW Utility Development Services : Bradley Barron
Environmental : Pamela Abee-Taulli
Electric : Andrea Katz
ATD Engineering : Bryan Golden
Transportation Planning : Adam Fiss

Electric Review - Andrea Katz - 512-322-6957

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to major streets. Ten foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to internal streets. Show the easements on the face of the plat.

911 Addressing Review - Cathy Winfrey - 512-974-2398

AD1: This plat review is rejected for the following reason:

AD2: Please add a single letter 'E' before the label for BRAKER LN.

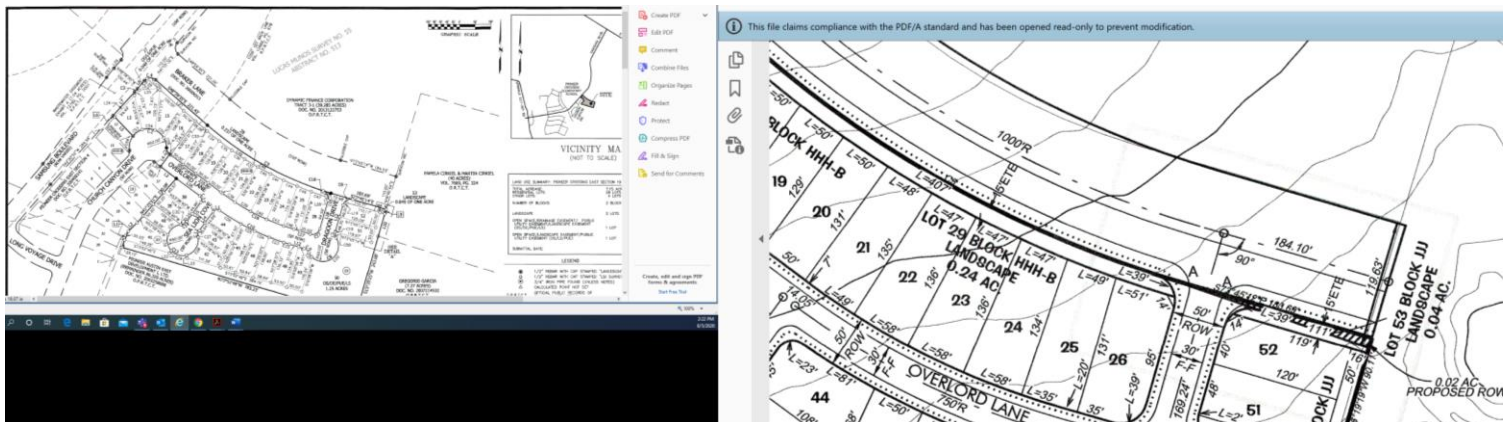
NOTE: The following names in this Final Plat are approved and are labeled correctly: DRAGOON DR, OVERLORD LN and SEA LION CV

NOTE: The following labels for existing streets are correct: CHURCH CANYON DR, , LONG VOYAGE DR, SAMSUNG BLVD

§25-4-155 - C8

ATD Engineering Review - Bryan Golden - 512-974-2426

ATD 1. The proposed final plat does not appear to match the preliminary plan. In prior discussions regarding the preliminary plat, ATD and the applicant agreed upon the inclusion of a small sliver of additional right-of-way in order to accommodate the planned alignment of the Braker Lane extension. An additional .02 acres of right-of-way was added to the eastern end of Braker Lane right-of-way to terminate at 119.63' ROW width. Approved prelim. shown on the right below:



ATD 2. Additional comments may be provided if there are changes in design or waiver reviews are requested from DSD Transportation Review.

Drainage Engineering Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1 Submit an updated engineering report. The report seems to be missing some sheets like the explanation to the drainage and water quality. Engineer report goes from introduction with bullet points 2 and 3 present then to exhibit 1A.

DE2 If a pond is to be completed as part of the construction plans, a fiscal estimate will be needed for the plat to post fiscal per fiscal policy.

FYI- remove prelim notes on the plat that state not for recordation.

Environmental Review - Pamela Abee-Taulli - 512-974-1879

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

EV 1 Send a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to Pamela.abee-taulli@austintexas.gov. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Show the application submittal date on the plat, July 13, 2020. (L.D.C 25-1-83)

SR 2. Include the case number on the lower right corner of each plat sheet, C8-2016-0247.1A . (L.D.C 25-1-83)

SR 3. Remove the revision table from the left margin of the sheets. (L.D.C. 25-1-83)

SR 4. Verify that the final plat matches the preliminary plan.

SR 5. Verify that the lots meet the approved P.U.D. requirements for lot size and lot width to avoid any future amendments to the plat. (L.D.C. 25-1-83)

SR 6. On Sheet #2, clarify the ownership of the property and update the owner's preamble to match the current owner. Does the property have dual ownership? Contact this reviewer if further information is needed. (T.L.G.C. 212.004)

SR 7. Update the director's approval block to show Denise Lucas as the Director, (L.D.C. 25-1-83):

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2020, AD.

Cesar Zavala, for:
Denise Lucas, Director, Development Services Department

- SR 8. Subdivision cases filed after September 1, 2019 can be approved by either the Z.A.P. Commission or the Planning Commission, the commission approval block may need to be modified depending on the commission date that is available for approval of the case. (L.D.C. 25-1-83)
- SR 9. The following items are needed to approve the case and record the plat at Travis County (T.L.G.C 212.004(d) / T.L.G.C 212.014) :
- Mylars containing original signatures, with appropriate seals and dates. All signatures, seals and stamps on the plat must be legible and in black ink.
 - Original tax certificate(s) showing all taxes paid for the previous year. (can be provided after approval of the plat)
 - Check for the plat recordation fee and any associated documents. (can be provided after approval of the plat)

Transportation Planning - Adam Fiss - 512-974-1684
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- TR1. Proposed collector and arterial streets require payment of fiscal. Applicant has provided this reviewer with a fiscal estimate for review. Estimate has been forwarded to Jennifer Back for review. Comment will be cleared once fiscal payment is complete.
- TR2. Per prelim, please show sidewalks by a dotted line along E. Braker Lane. Braker is already included in the final plat note.
- TR3. Please include prelim note: "vehicle access is prohibited from all residential lots to Braker Lane." Access should also be prohibited to Samsung Way.
- TR4. 0.02 AC proposed ROW is identified along Braker Lane in the preliminary plan. Is this dedication still proposed?

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, and §25-5:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - David Marquez - 512-974-3389

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WQ1 Remove note 24.

WQ2 Submit an R1 table. FYI see new DCM 1.2.4e pond requirements.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

No recommendations.

Site Plan Plumbing - Cory Harmon - 512-974-2882

INFORMAL UPDATE REQUIRED

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

End of report