

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0122.3A**PC DATE:** November 24, 2020**SUBDIVISION NAME:** East Village Phase 2**AREA:** 22.17 acres**LOTS:** 119 lots**APPLICANT:** RH Pioneer North LLC (Annie Atkinson)**AGENT:** LJA Engineering, (Angela Ploetz)**ADDRESS OF SUBDIVISION:** 12817 Willow Grove 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.

DEPARTMENT COMMENTS: This request is for the approval of East Village Single Family Phase 2, a final plat comprised of 119 lots on 22.17 acres. There will be 118 residential lots and one pedestrian/bike lot.

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 attached as Exhibit C.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map
Exhibit B: Proposed plat
Exhibit C: Comment report

Legal Description:
EASTVILLAGE Single Family
Phase 2 Final Plat Doc. no. _____

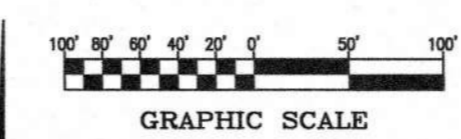


LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



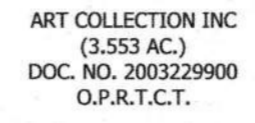
Phone 512.439.4700
FRN-F-1386



LAND USE SUMMARY: EASTVILLE SINGLE FAMILY PHASE 2, FINAL PLAT	
TOTAL ACREAGE:	22.17 ACRES
RESIDENTIAL LOTS	118 LOTS
OTHER LOTS:	1 LOT
NUMBER OF BLOCKS:	6 BLOCKS
PEDESTRIAN/BIKE ACCESS	1 LOT (0.09 OF ONE ACRE)

Curve Table

Line Table		
Line #	Direction	Length
L21	S58° 33' 45"E	43.69'
L22	S58° 33' 45"E	67.32'
L23	S58° 33' 45"E	43.69'



**EASTVILLAGE
SINGLE FAMILY PHASE 2
FINAL PLAT**

DRAWING NAME:
EASTVILLAGE PH 2

SHEET
01 of 02

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00008978.

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12B).

C8-2018-0122.3A

PROJECT NAME: PIONEER CROSSING		DATE		REVISIONS	
JOB NUMBER: 17-030					
DATE: 09/14/2020		SCALE: 1" = 100'			
DRAWING FILE PATH: L:\J17-030 PIONEER CROSSING\DWG\SEASTVILLAGE PH 2.DWG					
FIELDNOTE FILE PATH: N/A					
RPL'S: TST	TECH: HAS	PARTYCHIEF: N/A			
CHECKED BY: TST	FIELDBOOK: N/A				
DRAWING NAME: EASTVILLAGE PH 2					

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



CASE NUMBER: C8-2018-0122.3A
UPDATE: U0
CASE MANAGER: Steve Hopkins PHONE #: 512-974-3175

PROJECT NAME: East Village Single Family Phase 2
LOCATION: 12817 WILLOWGROVE LN

SUBMITTAL DATE: October 26, 2020
FINAL REPORT DATE: November 18, 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 **January 25, 2021**. 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 (974-1770) 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:

Environmental : Pamela Abee-Taulli
Subdivision : Steve Hopkins

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD 1 This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: The following names are approved for use on this plat: JADE OASIS DR, KARASU DR, WILLOWGROVE LN, BOLTON WELLS DR, CRESSAL DR, CHUMLEYS ST, HALLSTATT DR
§25-4-155

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

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

EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. 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]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- 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 - Steve Hopkins - 512-974-3175

SR 1. Revise the Land Use Commission approval block as follows: 25-1-83

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, this, the _____ day of _____ 20__.

Chair

Secretary

SR 2. Print names under owners' signatures, with addresses. 25-1-83

SR 3. Delete the following notes. These notes can be on the construction plans, but not the plat. 25-1-83

- Note 1 that refers to street construction.
- Note 18 that refers to street lights.
- Note 23 that refers to a trail system.

SR 4. Revise the administrative approval block: 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 _____, 20__, AD.

Steve Hopkins, for
Denise Lucas, Director
Development Services Department

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

- AW 1. 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.
- 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.

Transportation Planning - Adam Fiss - 512-974-1684

No comments.

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

No comments at this time.

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

No comments

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

No comments

City Arborist Review - Dillon Olsen - 512-974-2515

No comments.

Electric Review - Andrea Katz - 512-322-6957

Approved

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

The proposed final plat (C8-2018-0122.3A) is approved from a plumbing code perspective.

END OF REPORT