

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0122.4A**COMMISSION DATE:** May 18, 2021**SUBDIVISION NAME:** EastVillage Single Family Phase 4 Final Plat**ADDRESS:** 4605 E Howard Ln**APPLICANT:** RH Pioneer North, LLC (Annie Atkinson)**AGENT:** T. Walter Hoysa, P.E. (LJA Engineering, Inc.)**ZONING:** PUD**NEIGHBORHOOD PLAN:** N/A**AREA:** 10.69 acres**LOTS:** 63**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Harris Branch (Suburban)**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Syndicate Rd, Cobalt Ln, Oxford Vineyard Ln, Poco Dr and Pear Light Rd.**DEPARTMENT COMMENTS:**

The request is for the approval of EastVillage Single Family Phase 4 Final Plat, a subdivision out of the approved EastVillage Single Family Phase 4 Preliminary Plan (C8-2018-0122) comprised of 63 lots on 10.69 acres.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The condition is that the applicant must post fiscal. This is an administrative action that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated May 14, 2021, and attached as Exhibit C.

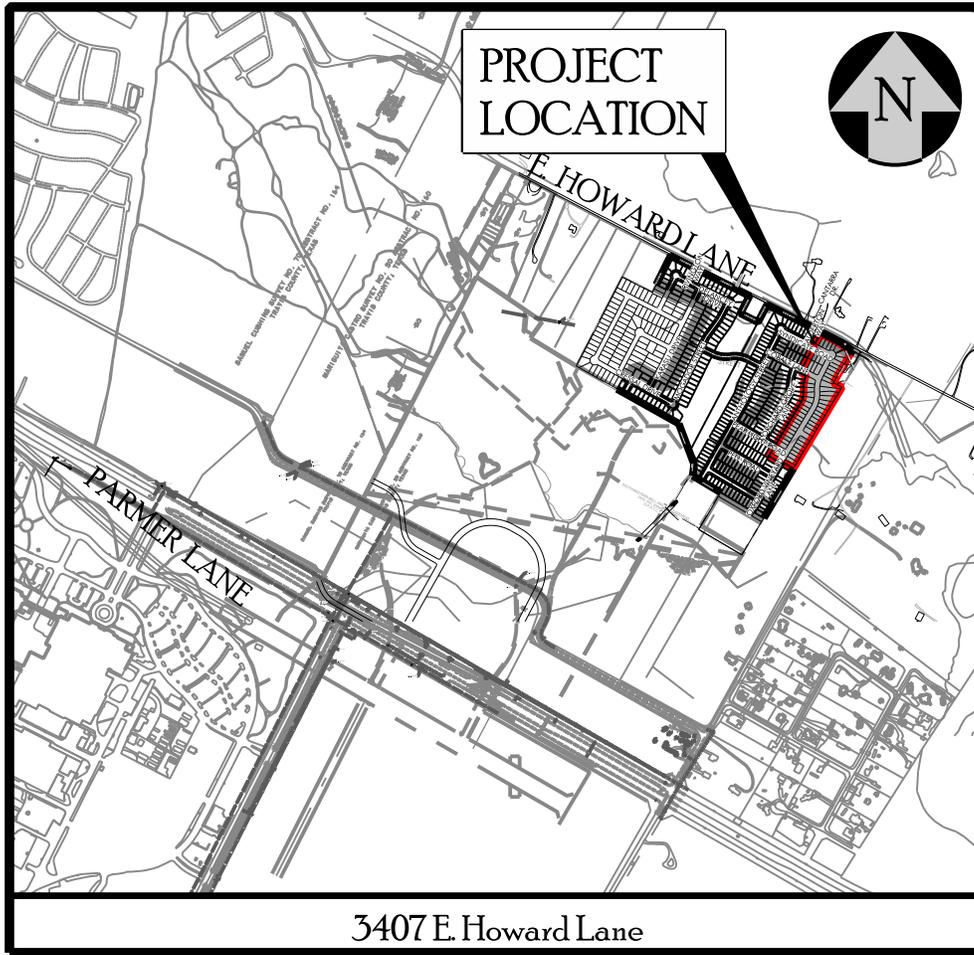
CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated May 14, 2021

Legal Description:
EASTVILLAGE Single Family
Phase 4 Final Plat Doc. no. _____



STATE OF TEXAS {
COUNTY OF TRAVIS }

THAT RH PIONEER NORTH, LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT CERTAIN 10.69 ACRES TRACT OF LAND OUT OF THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH DOES HEREBY SUBDIVIDE 10.69 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"EASTVILLAGE SINGLE FAMILY PHASE 4, FINAL PLAT"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

RH PIONEER NORTH, LLC
(A TEXAS LIMITED LIABILITY COMPANY)

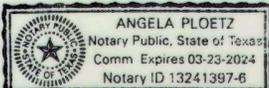
BY: REMAN, LLC
(A NEW YORK LIMITED LIABILITY COMPANY)

BY: Annie Atkinson
ANNIE ATKINSON
2730 TRANSIT ROAD
WEST SENeca, NEW YORK 14224

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28TH DAY OF APRIL 20 21 BY ANGELA PLOETZ, ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

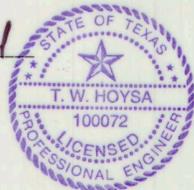
Angela Ploetz
NOTARY PUBLIC - STATE OF TEXAS



I, T.W. HOYSA, P.E., REGISTERED PROFESSIONAL ENGINEER NO. 100072, UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, PORTIONS OF THE TRACT SHOWN HEREON LIE WITHIN ZONE "AE" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 4853C0290J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD
BUILDING 11, SUITE 100
AUSTIN, TEXAS 78735
TBPE REG. NO. F-1386

4/22/21
DATE



NOTES

- 1. 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 AND/OR TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN ANY DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
4. 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
5. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, AS AMENDED BY PIONEER CROSSING PUD.
6. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
7. 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.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: OXFORD VINEYARD LANE, SYNDICATE ROAD, COBALT LANE, POCO DRIVE, AND PEAR LIGHT ROAD. 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 OF UTILITY COMPANY.
9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE ENVIRONMENTAL CRITERIA MANUAL.
10. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
11. LANDSCAPE, DRAINAGE, AND OPEN SPACE LOTS, SHALL BE OWNED AND MAINTAINED BY THE OWNER OR HIS SUCCESSOR/ASSIGNS.
12. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENTS AND / OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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.
14. ANY AUSTIN ENERGY TRANSMISSION LINE RELOCATION SHALL BE AT THE OWNERS SOLE EXPENSE.
15. 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 CENTERLINE 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.
16. 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.
17. A 10' P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET ROW'S.
18. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
19. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 20___, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# ___ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS AND SEPARATE WATER METERS. THE RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE ___ DAY OF ___, 20___.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___, 20___, AD.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ___ DAY OF ___, 20___.

CHAIR SECRETARY

STATE OF TEXAS {
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 20___ A.D. AT ___ O'CLOCK ___ M. AND DULY RECORDED ON THE ___ DAY OF ___, 20___, A.D., AT ___ O'CLOCK ___ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. ___.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ___, 20___ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND.

Travis S. Tabor
TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6428



EASTVILLAGE
SINGLE FAMILY PHASE 4
FINAL PLAT

Table with columns: REVISIONS, DESCRIPTION, DATE. Includes project information: PROJECT NAME: PIONEER CROSSING, JOB NUMBER: 17-030, DATE: 11/12/20, SCALE: 1" = 100', DRAWING FILE PATH: L:\LA17-030\PIONEER CROSSING\DWGS\EASTVILLAGE PH 4.DWG, FIELDNOTE FILE PATH: N/A, CHECKED BY: TST, FIELDBOOK: N/A.

DRAWING NAME: EASTVILLAGE PH 4

SHEET 02 of 02

C8-2018-0122.4A

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



CASE NUMBER: C8-2018-0122.4A
 UPDATE: U1
 CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: East Village Single Family Phase 4
 LOCATION: 3407 E HOWARD LN

SUBMITTAL DATE: May 5, 2021
 FINAL REPORT DATE: May 12, 2021

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 **December 31, 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:

Planner 1: Elsa Garza
 Environmental: Pamela Abee-Taulli
 Subdivision: Joey de la Garza

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

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

Subdivision Review - Joey de la Garza - 512-974-2664

All comments cleared.

Transportation Planning - Martin Laws - 512-974-6351

TR1. Provide the following note stating that streets will be constructed to City of Austin standards. LDC 25-6-171(a).

U1. Comment cleared

TR2. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC 25-4-157(B).

U1. Comment cleared

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

EV 1 Cleared

EV 2 Fiscal is approved. Please contact the Fiscal Office at FiscalSurety@austintexas.gov for payment information. Please let me know when it is posted so I can clear the comment. Thank you.

END OF REPORT