

C9  
1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2012-0049.1A

**Z.A.P. DATE:** May 6, 2014

**SUBDIVISION NAME:** Pioneer Hill Section 1

**AREA:** 19.63 acres

**LOTS:** 86

**OWNER/APPLICANT:** DR Horton

**AGENT:** Randall Jones Engineering

**ADDRESS OF SUBDIVISION:** Dessau Rd. at Meadowmear Drive

**GRIDS:** M29 / N29 / N30

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-6-CO

**PROPOSED LAND USE:** 83 Single Family lots, 1 Amenity lot, and 2 Private Open Space/ Drainage Lots.

**VARIANCE:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Pioneer Hill Section 1. The proposed plat is the 1<sup>st</sup> section of the Pioneer Hill Preliminary Plan that was approved in July 2013. That preliminary plan replaced an older expired preliminary plan by the same name which several of the sections were final platted but never developed. A plat vacation on one of those old original sections is also on this agenda. This section will replace that platted section that was approved in 2005. In December of 2011 the applicant rezoned the entire 270+ acre site from TND to SF-6-CO, MF-1-CO, MF-3-CO, GR-CO, and LI-CO, and changed the product mix by increasing the number of single family residences and decreasing the condominium units.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plan now meets all applicable State and City of Austin LDC requirements.

### **ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)

**PHONE:** 512-974-6455

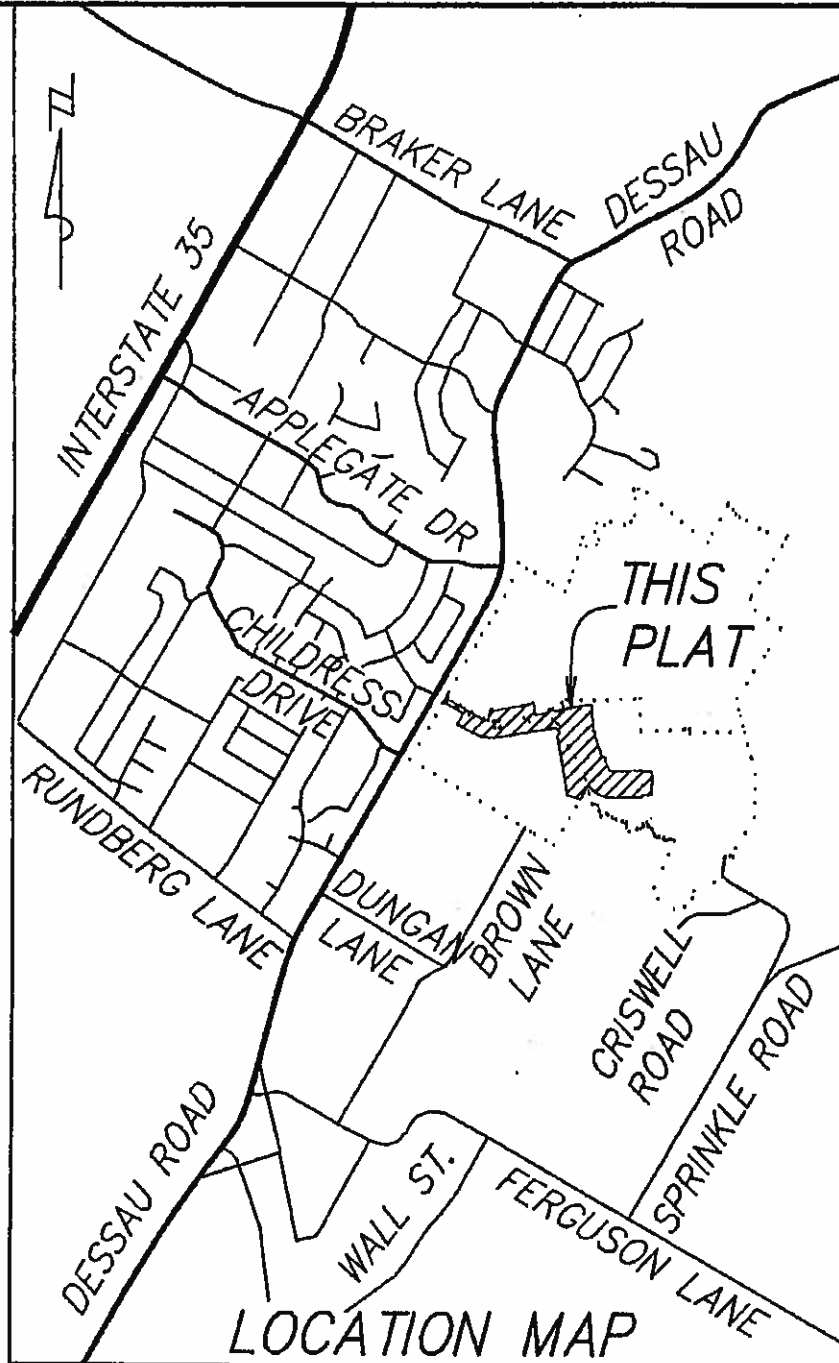
# PIONEER HILL SECTION 1

~~2AP~~

c9/2

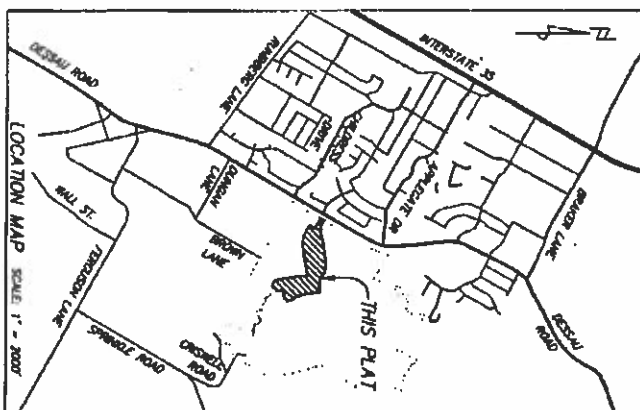
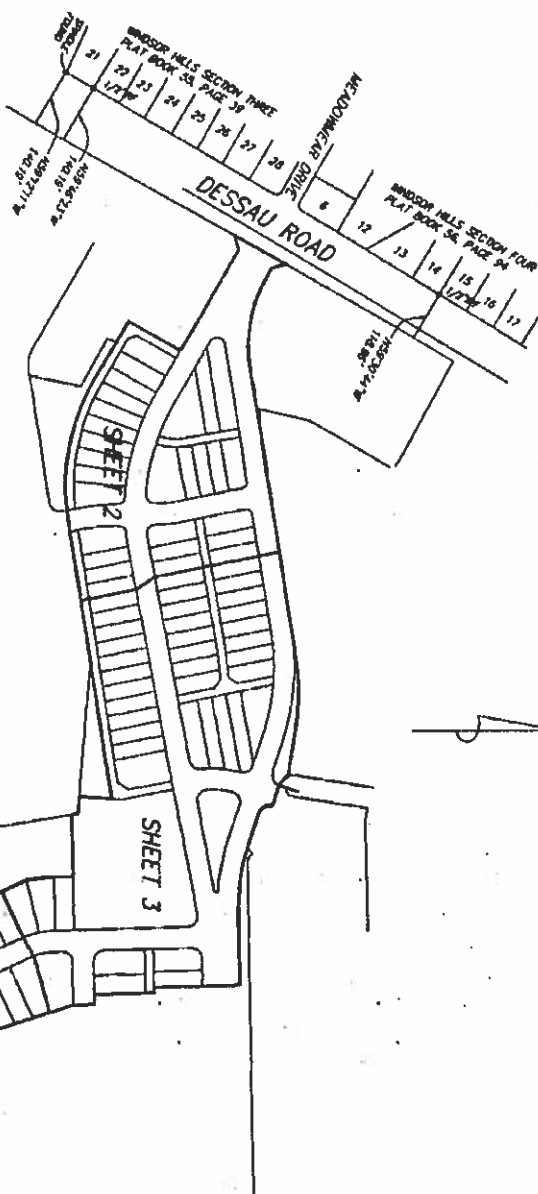
~~#10912759~~

~~Row 10010000~~



SCANNED

PIONEER HILL SECTION 1



PROPERTY OWNERS:  
D&E HORTON-TEXAS LTD. (A TEXAS LIMITED PARTNERSHIP)  
D&E HORTON, INC. (A DELAWARE CORPORATION)  
ITS AUTHORIZED AGENT  
REYNOLD H. LAMER, VICE PRESIDENT (512) 345-6653  
12550 BAILEY HURST, CIRCLE, SECOND FLOOR  
HOUSTON, TEXAS 77077

[illegible]

FLOOD ZONE STATEMENT:  
NO PORTION OF THIS TRACT IS WITHIN THE  
BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF  
ANY WATERWAY THAT IS WITHIN THE LIMITS OF  
STUDY OF THE FEDERAL FLOOD INSURANCE  
ADJUSTMENT PANEL NUMBER 4684300467,  
DATED SEPTEMBER 24, 2004, FOR TRANS  
COUNTY, TEXAS.

15037

## KEY MAP

- = 1/2" FOUND IRON ROD
- = SET 1/2" IRON ROD WITH CAP STAMPED "TU SHERMAN"
- = SINKHOLE REQUIRED
- PAE = PUBLIC UTILITY EASEMENT
- WFE = WATER AND WASTEWATER EASEMENT
- DE = DRAINAGE EASEMENT
- LEE = LANDSCAPE EASEMENT

CASE No. CB-2012-0049.1A SHEET 1 OF 6 SHEETS

DATE: FEB. 6, 2013

**SCALE: 1" = 200'**

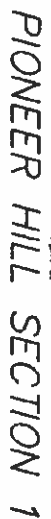
DALL JONES &amp; ASSOCIATES ENGINEERING, INC.

1217 E. BRADLEY LANE, AUSTIN, TEXAS 78703  
(512) 916-4302 FAX (512) 916-4012

→

RJ SURVEYING &amp; ASSOCIATES, INC.

12712 E. BRANDED LANE, AUSTIN, TEXAS 78750



SCALE: 1" = 50'

712 L. SANCHEZ-LEON, A. SANCHEZ, R. SANCHEZ

RJ SURVEYING &amp; ASSOCIATES, INC.

1212 E. BRAKER LANE, AUSTIN, TEXAS 78730



DATE FEB. 6, 2015 SCALE 1" = 50'

**RJ SURVEYING & ASSOCIATES, INC.**  
1212 E. BRUNNEN LANE, AUSTIN, TEXAS 78753  
Tel: 512/476-7500 Fax: 512/476-7501

CG  
6

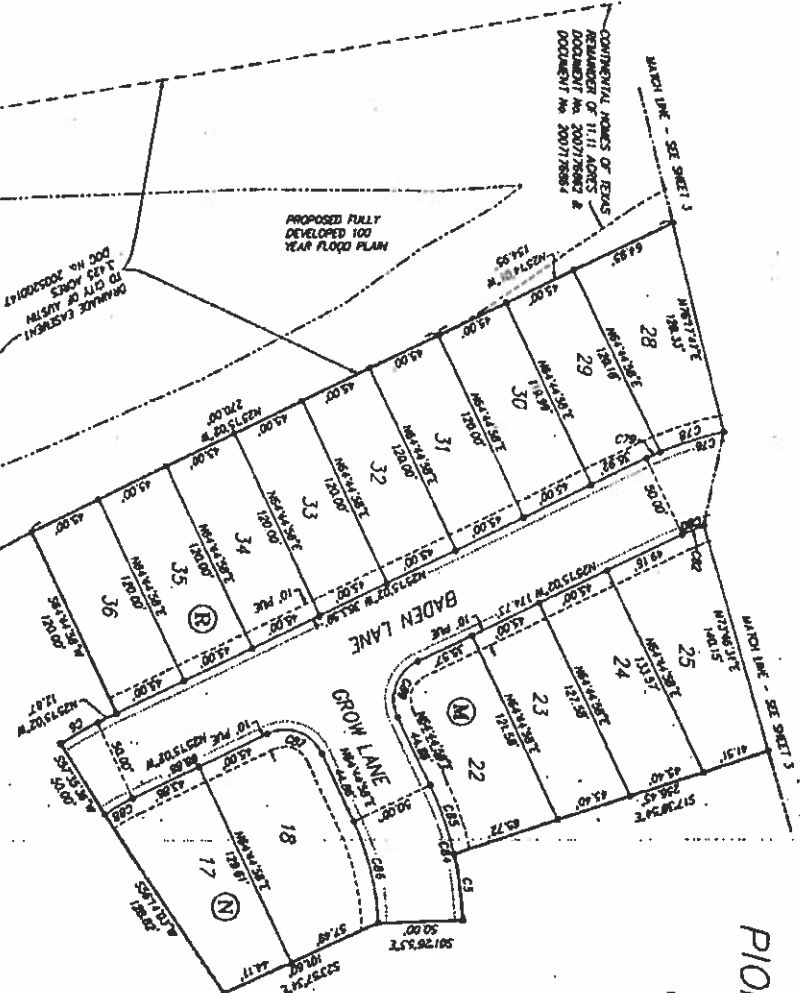
CONFIDENTIAL HOMES OF TEXAS  
REDAKED OF 11.17 ACRES  
DOCUMENT NO. 2007176862 &  
DOCUMENT NO. 2007176864

CITY OF AUSTIN  
21.13 ACRES  
DOCUMENT NO. 200710606

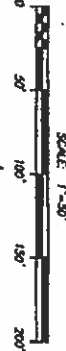
GRANITE EASTERN  
1.43 ACRES  
DOC NO. 200802017

PROPOSED FULLY  
DEVELOPED 100  
YEAR FLOOD PLAN

PROPOSED FULLY  
DEVELOPED 100  
YEAR FLOOD PLAN



# PIONEER HILL SECTION 1



CONFIDENTIAL HOMES OF TEXAS  
REDAKED OF 11.17 ACRES  
DOCUMENT NO. 2008021561

DATE: 03/14/2013	SCALE: 1" = 50'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.	
1712 E. BADEN LANE, AUSTIN, TEXAS 78753	
(512) 638-4793 FAX (512) 638-4817	
F-9784	
RJ SURVEYING & ASSOCIATES, INC.	
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(512) 638-1793 FAX (512) 638-4817	