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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0089

Z.A.P. DATE: November 4, 2014

SUBDIVISION NAME: Pioneer Crossing West 11 Preliminary Plan

AREA: 43.3 acres

LOTS: 72

APPLICANT: Pioneer Austin Development LP
(Ralph E. Reed)

AGENT: Longaro & Clarke, Inc.
(Walter Hoysa)

ADDRESS OF SUBDIVISION: 2500 E. Braker Lane

GRIDS: N31

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential,
R.O.W., Pond, Open Space

ADMINISTRATIVE WAIVERS: None

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

DEPARTMENT COMMENTS: The request is for the approval of the Pioneer Crossing West 11 Preliminary plan composed of 72 lots on 43.3 acres. The applicant proposed a preliminary plan for single family use, right-of-way, a pond, and open space use. The preliminary plan follows the Planned Unit Development requirements.

STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan, the plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

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SITE



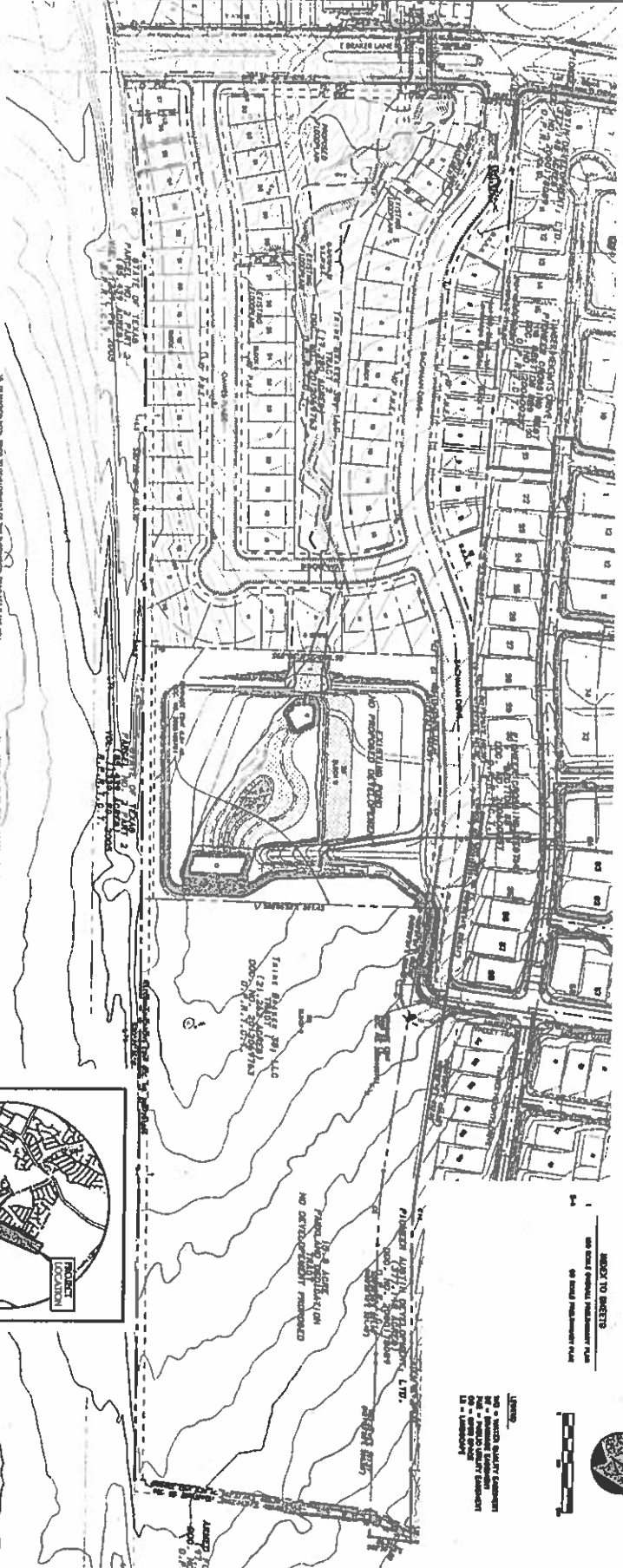
CASE#: C8-2014-0089
ADDRESS: 2500 E. BRAKER LANE
PROJECT: PIONEER CROSSING WEST 11
GRID: N31
CASE MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

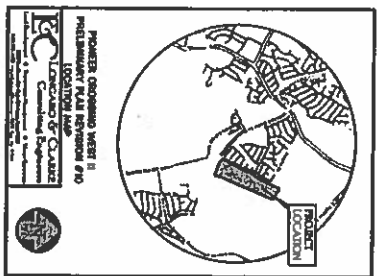
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PIONEER CROSSING WEST 11 PRELIMINARY PLAN



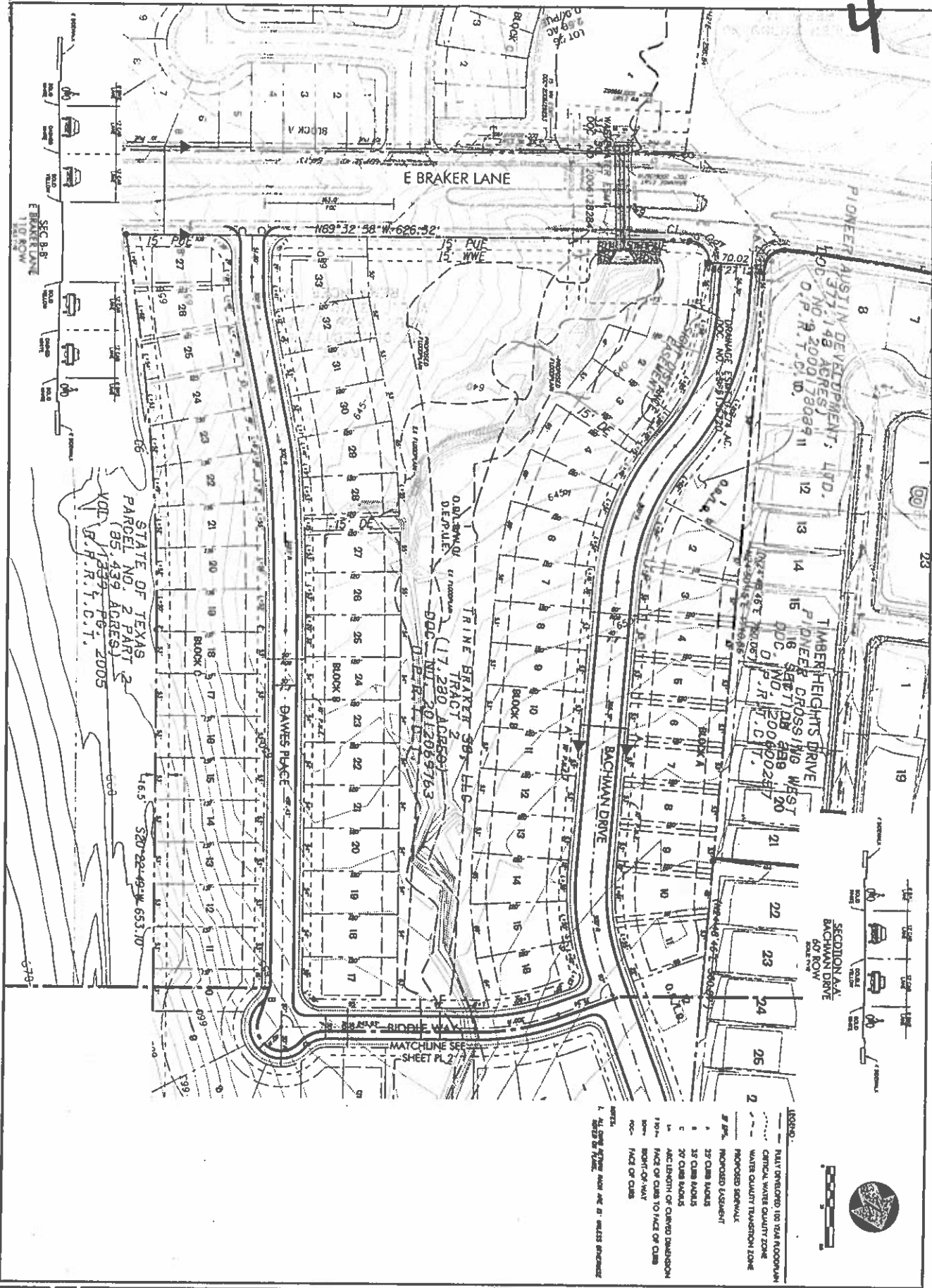
Item	Quantity	Unit	Description
1	1	sq ft	Asphalt Paving
2	1	sq ft	Gravel Paving
3	1	sq ft	Concrete Paving
4	1	sq ft	Grass Paving
5	1	sq ft	Other Paving

1. All utility lines shown on this plan are assumed to be in place and are not to be relocated.
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LONGARO & CLARKE
 Consulting Engineers
 100 Scale Preliminary Plan
 4/10/11

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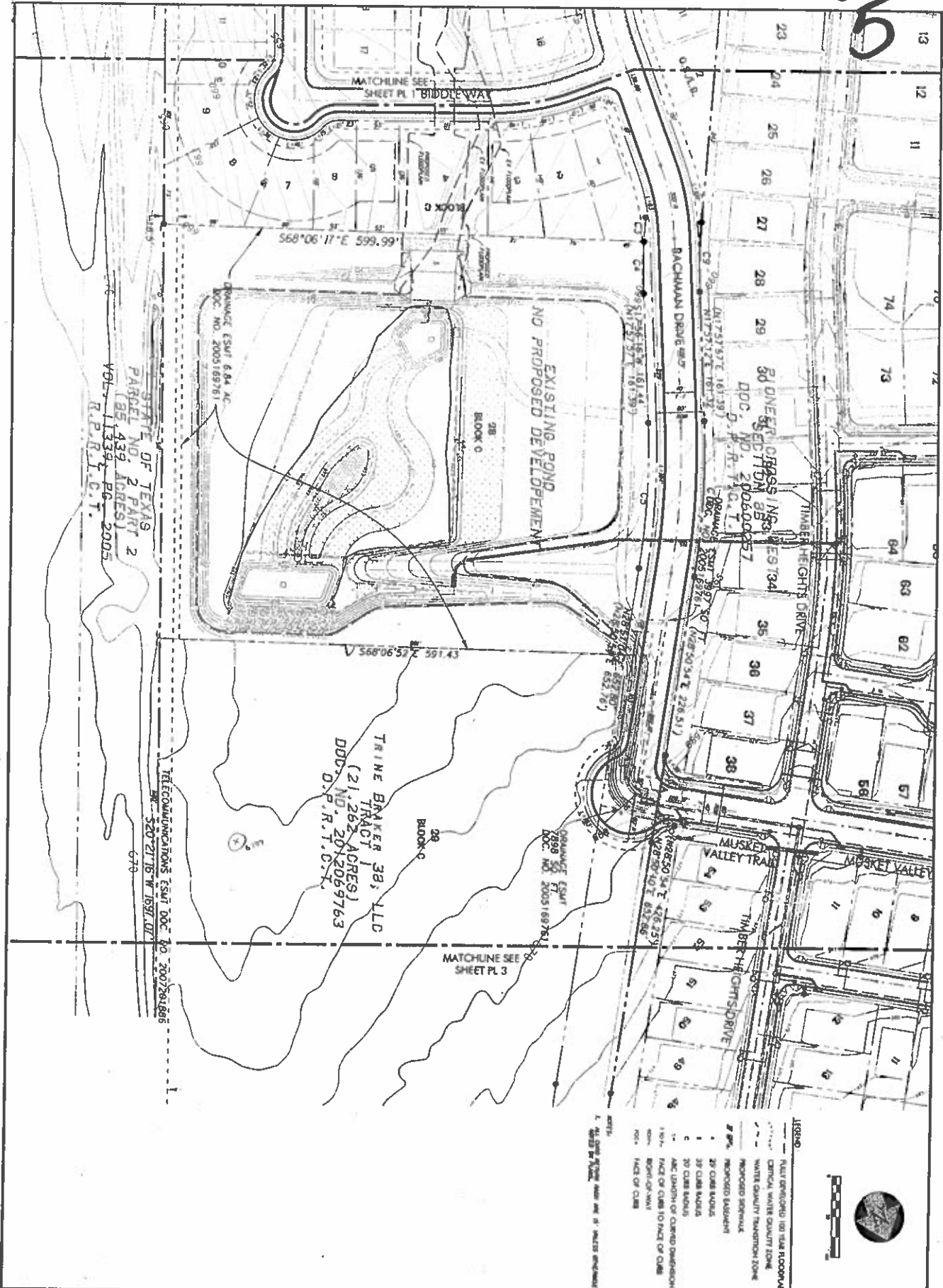
LC Longaro & Clarke
Consulting Engineers
Land Developer • Stormwater Management • Water Resources
3000 Red Oak Blvd. Suite 100 Austin, Texas 78761
512-353-4777 • Fax 512-353-4778 • www.lc-engineers.com • EPC by the FCH



PIONEER CROSSING WEST 11
PRELIMINARY PLAN
50 SCALE PRELIMINARY PLAN

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	05/14/2008
2	REVISED PER COMMENTS	05/14/2008
3	REVISED PER COMMENTS	05/14/2008
4	REVISED PER COMMENTS	05/14/2008
5	REVISED PER COMMENTS	05/14/2008
6	REVISED PER COMMENTS	05/14/2008
7	REVISED PER COMMENTS	05/14/2008
8	REVISED PER COMMENTS	05/14/2008
9	REVISED PER COMMENTS	05/14/2008
10	REVISED PER COMMENTS	05/14/2008
11	REVISED PER COMMENTS	05/14/2008
12	REVISED PER COMMENTS	05/14/2008
13	REVISED PER COMMENTS	05/14/2008
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24	REVISED PER COMMENTS	05/14/2008
25	REVISED PER COMMENTS	05/14/2008

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5/1/10



- LEGEND
- PAVED
 - UNPAVED
 - PROPOSED SIDEWALK
 - PROPOSED DRIVEWAY
 - 20' CURB RADIUS
 - 30' CURB RADIUS
 - 40' CURB RADIUS
 - 50' CURB RADIUS
 - 60' CURB RADIUS
 - 70' CURB RADIUS
 - 80' CURB RADIUS
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 - 950' CURB RADIUS
 - 960' CURB RADIUS
 - 970' CURB RADIUS
 - 980' CURB RADIUS
 - 990' CURB RADIUS
 - 1000' CURB RADIUS

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PL 2

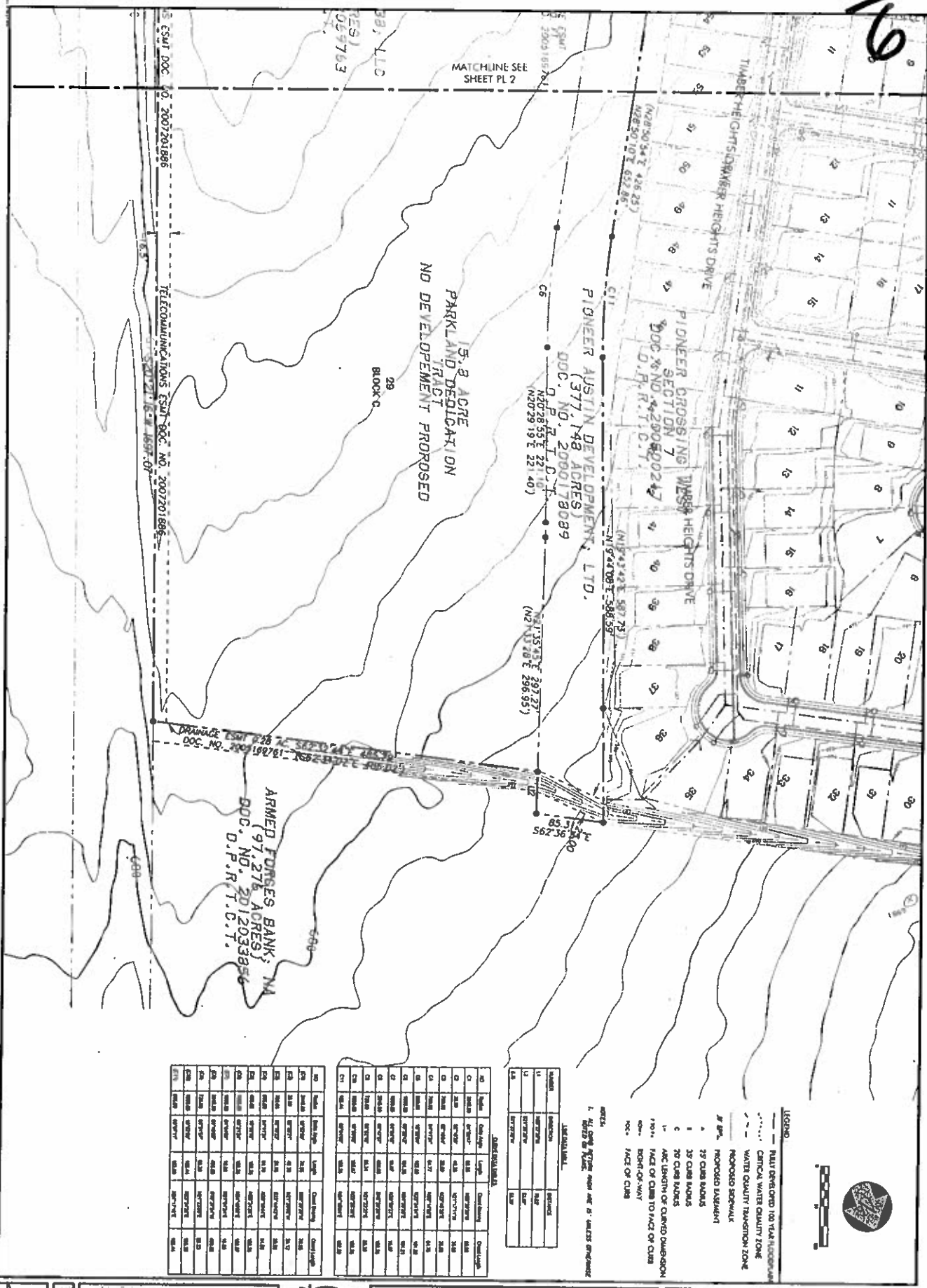
LC LONGARO CLARKE
Consulting Engineers
Lead Development & Site Management & Water Resources
2320 Ross Court, Suite 100, Austin, Texas 78740
512.352.4991 • www.longaroclarke.com • EIT No. 1234



PIONEER CROSSING WEST II
PRELIMINARY PLAN
50 SCALE PRELIMINARY PLAN

DATE:	
SCALE:	
PROJECT:	
CLIENT:	
DESIGNER:	
CHECKER:	
APPROVER:	

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5.8 ACRE
PARKLAND DESIGNATION
TRACT
NO DEVELOPMENT PROPOSED

ARMED FORGES BANK, NA
(97.276 ACRES)
DOC. NO. 2012033856
D.P.R. T.C.T.

- LEGEND**
- RELAY DEVELOPED 100 YEAR FLOODPLAIN
 - CENTRAL WATER QUALITY ZONE
 - WATER QUALITY TRANSPORT ZONE
 - PROPOSED SIDEWALK
 - PROPOSED DRIVEWAY
 - 35' CURB RADIUS
 - 30' CURB RADIUS
 - FACE LENGTH OF CURVED DRIVEWAY
 - FACE OF CURB TO FACE OF CURB
 - DRIVEWAY
 - FACE OF CURB

ADJUSTED

NO.	SECTION	START	END
11	SECTION	...	...
12	SECTION	...	...
13	SECTION	...	...

ADJUSTED

NO.	SECTION	START	END
14	SECTION	...	...
15	SECTION	...	...
16	SECTION	...	...

ADJUSTED

NO.	SECTION	START	END
17	SECTION
18	SECTION
19	SECTION

PL 3

LONGARO & CLARKE
Consulting Engineers
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3000 Bee Cave Road • Suite 100 • Austin, Texas 78746
512-335-0299 • www.longaroclarke.com • 70% Reg. No. 5041



PIONEER CROSSING WEST 11
PRELIMINARY PLAN
50 SCALE PRELIMINARY PLAN

NO.	SECTION	START	END
20	SECTION	...	...
21	SECTION	...	...
22	SECTION	...	...

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2014-0089

Contact: Cesar Zavala, 512-974-3404

Cindy Casillas, 512-974-3437

Public Hearing: Nov. 4, 2014, Zoning and Platting Commission

~~John~~ John Scott McElroy

Your Name (please print)

2104 Fall Winklers Ct, 78754

Your address(es) affected by this application



Signature

10/22/14

Date

Daytime Telephone: 512-913-8598

Comments:

I am in favor
 I object

If you use this form to comment, it may be returned to:
 City of Austin – Planning & Development Review Department/4th Floor
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810