

C23  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2012-0049.2A

**Z.A.P. DATE:** ~~June 16, 2015~~  
July 7, 2015

**SUBDIVISION NAME:** Pioneer Hill Section 2

**AREA:** 36.66 acres

**LOTS:** 93

**OWNER/APPLICANT:** DR Horton

**AGENT:** Randall Jones Engineering

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

**GRIDS:** M29 / N29 / N30

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-6

**PROPOSED LAND USE:** 89 Single Family lots, 4 Private Open Space/ Drainage Lots, and right-of-way.

**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 2. The proposed plat is the 2nd 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.

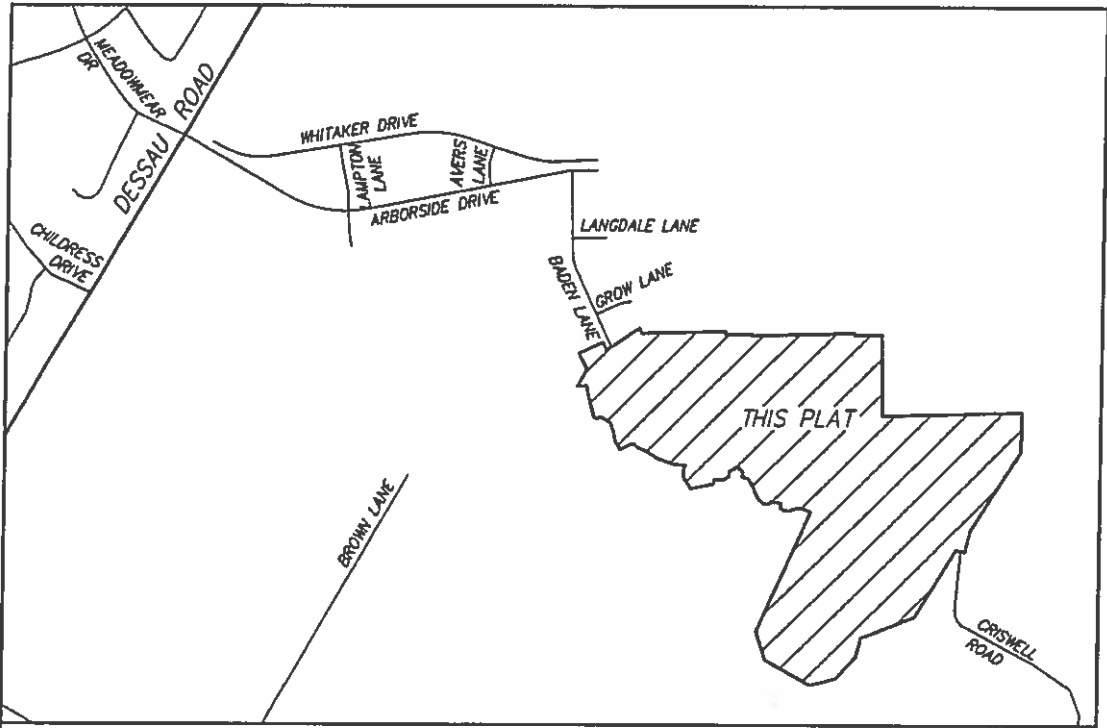
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plan now meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTNG COMMISSION ACTION:**

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

**PHONE:** 512-974-6455

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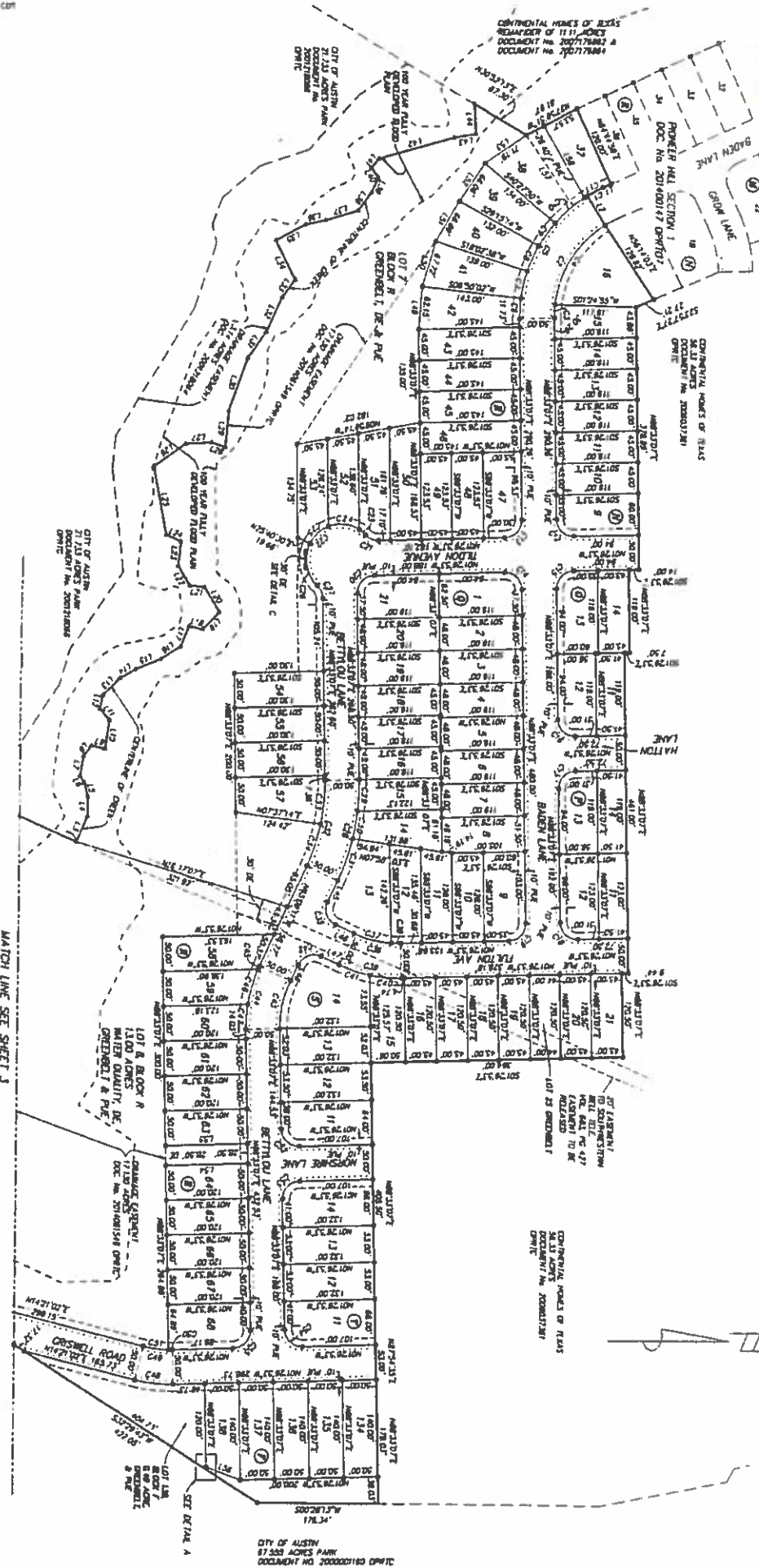
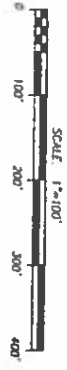


LOCATION MAP  
SCALE: 1" = 600'

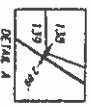
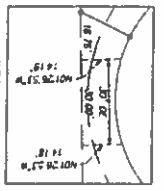
SCANNED

*Handwritten initials: CJE*

# PIONEER HILL SECTION 2



- LEGEND**
- 1/2" ROAD ROW
  - 1/2" ROW ROAD WITH CAP STAYED TO SWITCHING
  - SOCIALLY REQUIRED
  - PARK UTILTY EASEMENT
  - WATER AND WASTEWATER EASEMENT
  - DRAINAGE EASEMENT
  - LANDSCAPE EASEMENT

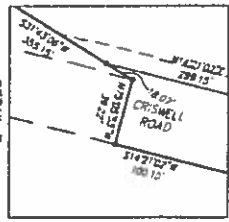
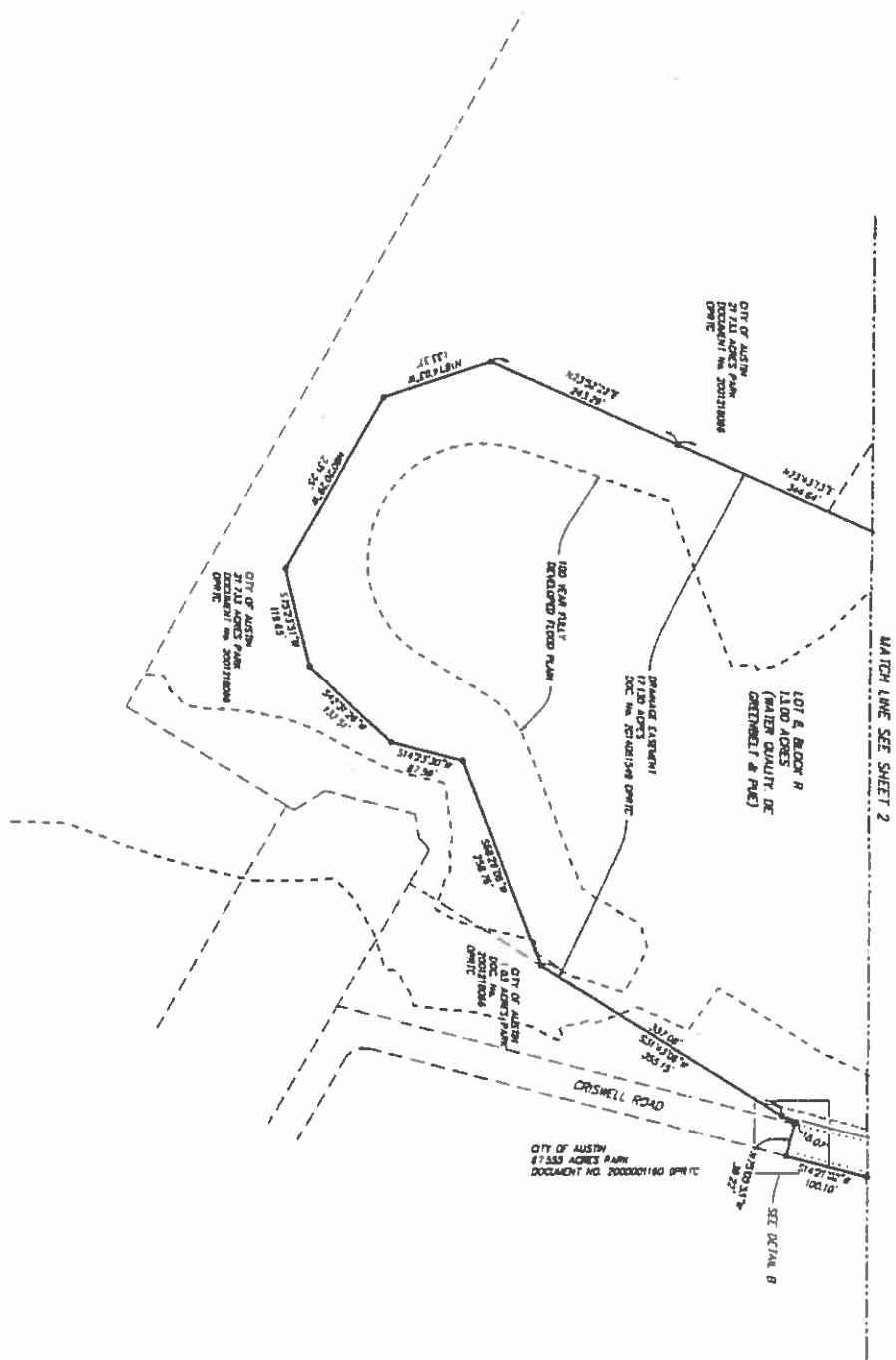


CASE PCB-2012-0049.2A  
SHEET 2 OF 4 SHEETS

DATE: JUNE 21, 2014 SCALE: 1" = 100'  
**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
 1919 E. BRUNER LANE, AUSTIN, TEXAS 78753  
 (512) 838-4133 FAX (512) 838-4017  
**RJ SURVEYING & ASSOCIATES, INC.**  
 1917 E. BRUNER LANE, AUSTIN, TEXAS 78753  
 (512) 838-4782 FAX (512) 838-4017

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PLAN OF PIONEER HILL SECTION 2



- LEGEND:
- • • 1/2" ROUND RIBBON ROAD
  - • • SET 1/2" RIBBON ROAD WITH CAP STAMPED "72" SURVEYING"
  - • • SCHEDULE REQUIRED
  - PWC = PUBLIC UTILITY EASEMENT
  - RWC = WATER AND WASTEWATER EASEMENT
  - DE = DRAINAGE EASEMENT
  - LEI = LANDSCAPE EASEMENT

CASE #08-2012-004924  
SHEET 3 OF 4 SHEETS

DATE: JUNE 21, 2014	SCALE: 1" = 100'
<b>RANDALL JONES &amp; ASSOCIATES ENGINEERING, INC.</b> 1212 E. BRANDEN LANE, AUSTIN, TEXAS 78733 (512) 836-4193 FAX (512) 836-4817	
<b>RJ SURVEYING &amp; ASSOCIATES, INC.</b> 1212 E. BRANDEN LANE, AUSTIN, TEXAS 78733 (512) 836-4193 FAX (512) 836-4817	
F-9784	