

SUBDIVISION REVIEW SHEET

C14
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CASE NO.: C8-2014-0089.1A

Z.A.P. DATE: August 18, 2015

SUBDIVISION NAME: Pioneer Crossing West 11

AREA: 43.36 acres

LOTS: 74

APPLICANT: D.R. Horton
(Kevin Pape)

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

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 Section 11 final plat composed of 74 lots on 43.36 acres. The applicant proposed the subdivision for single family use, right-of-way, a pond, and open space use. The final plat follows the preliminary plan approved on November 4, 2014.

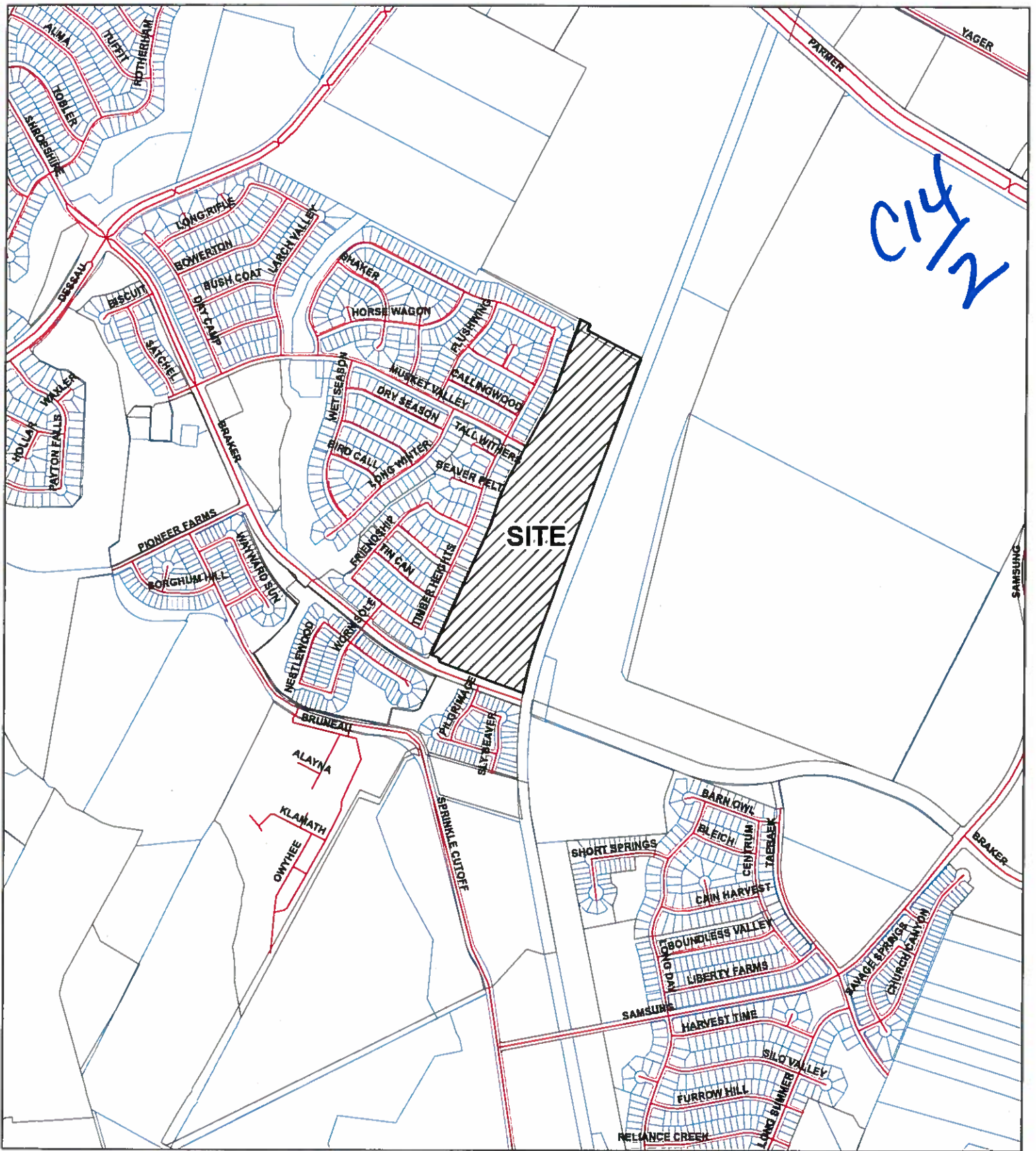
STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the final plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2014-0142.0a
ADDRESS: 5501 RED BIRD
PROJECT: RESUBDIVISION OF LO 23A
PLEASAND HILL ADDITION
CASE MANAGER: CESAR ZAVALA

CH 3



- LEGEND
- 1/2" ROW NEAR FOUND (unless noted otherwise)
 - ALTERNATE ROW FOUND
 - 1/2" ROW NEAR W/COP MARKED LANCELOT SET
 - SCHEDULE
- REMARKS: REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS
 OFFICE: OFFICE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

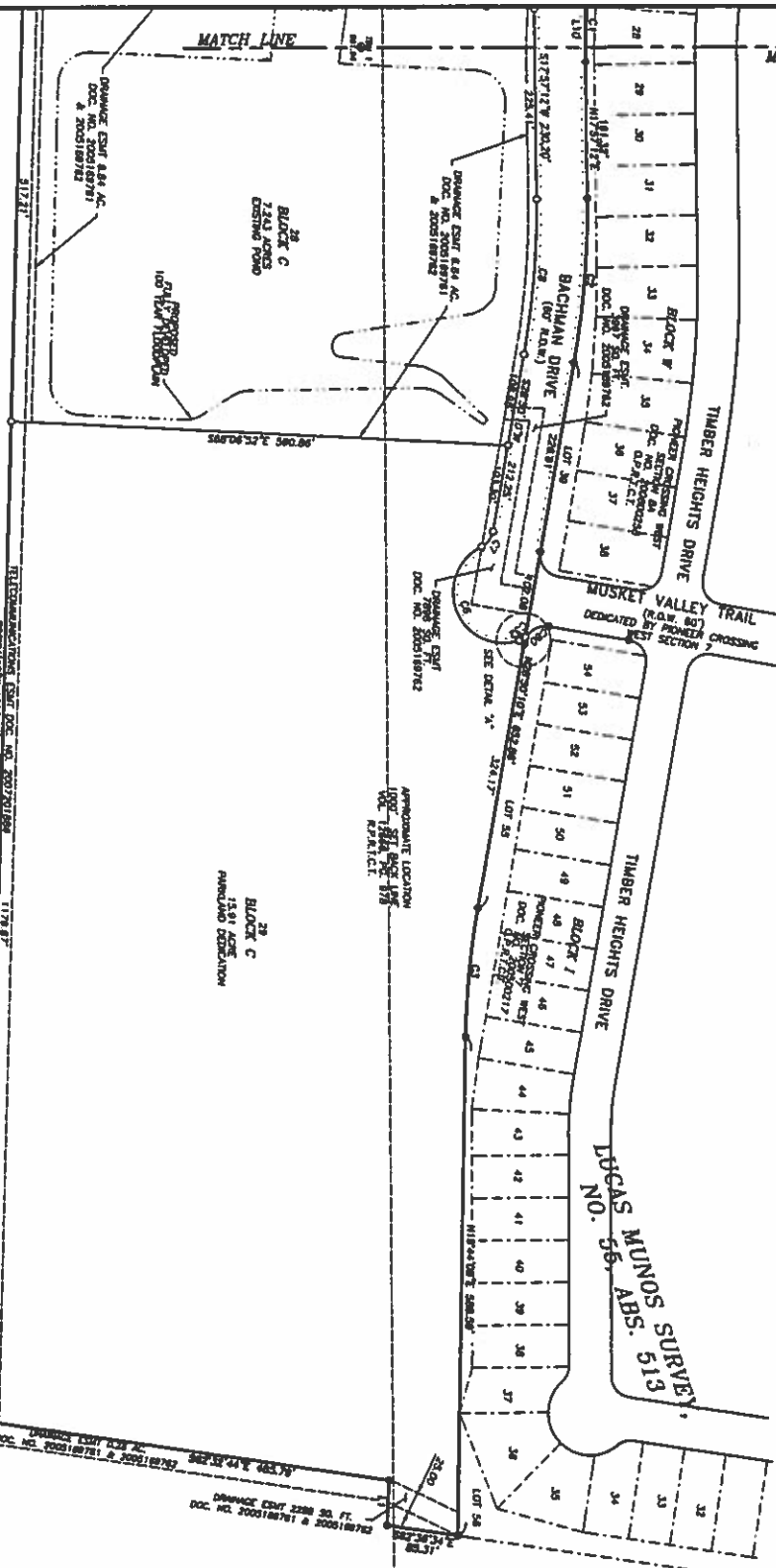
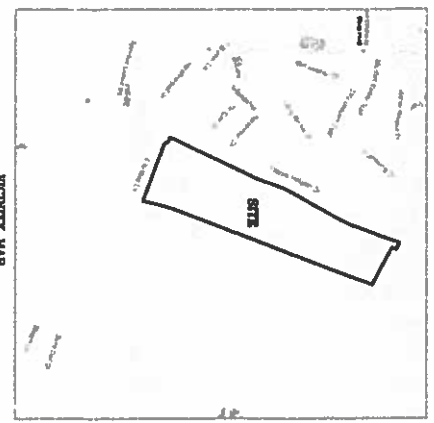
OWNER: J.R. HORTON
 11200 W. HORTON PARK BLVD.
 SUITE 400
 AUSTIN, TX 78750
 512-333-1100

OWNER: LANDSCAPE SERVICES, INC.
 1220 WOODS ROAD
 ROUND ROCK, TEXAS 78681
 512-332-7901
 FAX: 512-332-7901
 10001800

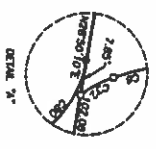
OWNER: LUNCIANO & CLAYTON, L.P.
 1975 TEXAS DRIVE
 AUSTIN, TEXAS 78744
 512-452-5444
 FAX: 512-452-5444

PLAN PREPARATION DATE: NOV. 24, 2014
 PLAN SUBMITTED DATE: FEB. 12, 2015

LAND USE SUMMARY - PIONEER CROSSING WEST SECTION 11	
TOTAL ACREAGE	43.36 ACRES
STANDARD RESIDENTIAL LOTS	46 LOTS
DENSITY:	1.57 UNITS PER ACRE
NUMBER OF BLOCKS:	3 BLOCKS
TOTAL LOTS:	86
RESIDENTIAL LOTS:	46
OTHER LOTS:	1 LOT (19.91 ACRES)
ADJACENT LOT:	1 LOT (7,243 ACRES)
OPEN SPACE/LANDSCAPE LOT:	2 LOTS (2,504 ACRES)
WATER QUALITY/DRAINAGE/ESSENTIAL/PUBLIC UTILITY EXEMPT:	2 LOTS (4,347 ACRES)
TOTAL OTHER LOTS:	8 LOTS (27.90 ACRES)
SUBMITTAL DATE:	12/02/2014
PUBLIC STREET NAME:	LENGTH: 1,809'
BACHMAN DRIVE:	WIDTH: 90'
DAVES PLACE:	90'
BLOCK WAY:	420'
TOTAL:	3,138'



STATE OF TEXAS
 COUNTY OF TARRANT
 11788 BT
 5027118 W 100' 27.21'



SHANNON AUSTIN
 SURVEYOR L.L.C.
 2700 W. 11TH ST.
 AUSTIN, TX 78741
 OFFICE

CB-2014-0089.1A

PROJECT NAME:	EMERALD 30
JOB NUMBER:	314-15-1
DATE:	06/04/2015
DRAWING FILE PATH:	
C:\DRAWING\30\DWG	
FIELDNOTE FILE PATH:	
SCALE:	1"=100'
DATE:	
BY:	
CHECKED BY:	

PIONEER CROSSING WEST
 SECTION 11



LANDEIGN SERVICES, INC.

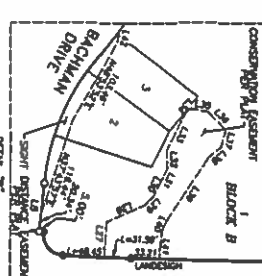
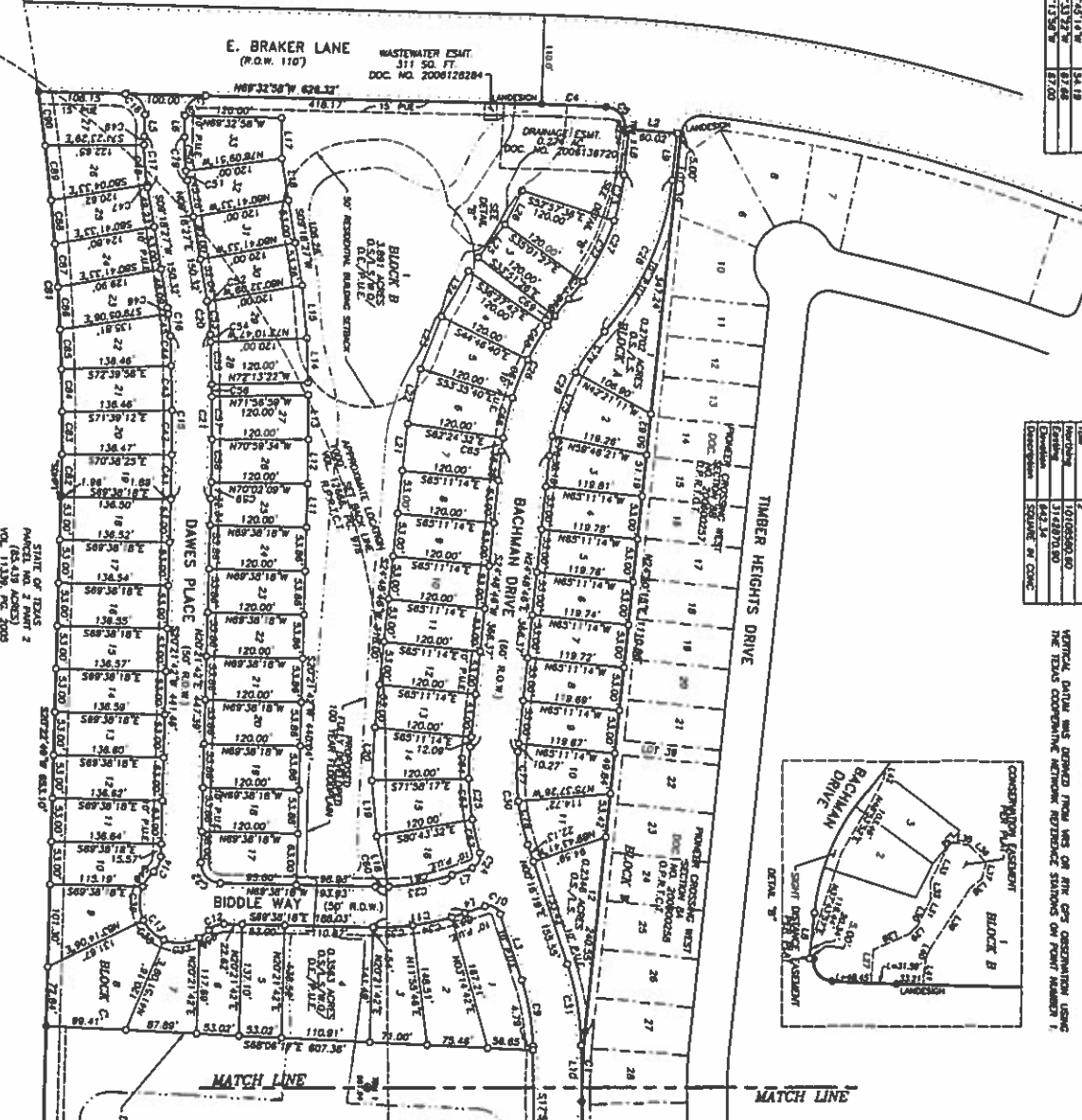
512-338-7901
 1220 WOODS ROAD
 SUITE 200
 ROUND ROCK, TEXAS 78681
 TARRANT COUNTY, TEXAS
 FIRM REGISTRATION NO. 100018000

LUCAS MUNNOS SURVEY.
NO. 55, ABS. 513



NO.	Area	Length	Width	Area	Length	Width	Area
C1	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C2	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C3	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C4	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C5	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C6	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C7	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C8	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C9	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C10	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C11	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C12	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C13	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C14	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C15	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C16	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C17	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C18	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C19	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C20	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C21	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C22	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C23	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C24	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C25	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C26	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C27	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C28	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C29	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C30	24.00	17.00	1.41	24.00	17.00	1.41	24.00

NO.	Area	Length	Width	Area	Length	Width	Area
C31	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C32	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C33	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C34	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C35	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C36	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C37	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C38	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C39	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C40	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C41	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C42	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C43	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C44	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C45	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C46	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C47	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C48	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C49	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C50	24.00	17.00	1.41	24.00	17.00	1.41	24.00



NO.	Area	Length	Width	Area	Length	Width	Area
C51	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C52	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C53	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C54	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C55	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C56	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C57	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C58	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C59	24.00	17.00	1.41	24.00	17.00	1.41	24.00
C60	24.00	17.00	1.41	24.00	17.00	1.41	24.00

READING NOTE: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4801 WITH ALL CORRECTIONS AND COMPENSATIONS MADE FOR CURVATURE AND REFRACTION. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. HORIZONTAL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4801 WITH ALL CORRECTIONS AND COMPENSATIONS MADE FOR CURVATURE AND REFRACTION. VERTICAL COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, ZONE 4801 WITH ALL CORRECTIONS AND COMPENSATIONS MADE FOR CURVATURE AND REFRACTION. THE TEXAS COORDINATE SYSTEM STATIONS AT POINT NUMBER 1.

CG-2014-0089.1A

PROJECT NAME: PIONEER CROSSING WEST	DRAWING NUMBER: 314-15-1	DATE: 06/09/2015	SCALE: 1"=100'
DRAWING FILE PATH: L:\Pioneer\314\DWG	PLOTTER FILE PATH: L:\Pioneer\314\DWG	PLT: 314	TITLE: 314
CHECKED BY: J. L. FLORES	DATE: 06/09/2015	SCALE: 1"=100'	

PIONEER CROSSING WEST SECTION 11

ANDERSON SERVICES, INC.
LAND SURVEYING & ENGINEERING

LANDEIGN SERVICES, INC.

815-118-7800
1800 BUCKLE UP DRIVE
SUITE 500
FIRM HIGHTWAY 110000

