

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0109

Z.A.P. DATE: October 4, 2016
September 6, 2016

SUBDIVISION NAME: Pioneer Crossing East

AREA: 122.93

LOT(S): 465

OWNER/APPLICANT: Pioneer 40, LLC & NONERG, Inc. c/o TOM Capital Associates, Inc.
(Bernard Grenon)

AGENT: Longaro Clarke Consulting Engineers (Walter Hoysa)

ADDRESS OF SUBDIVISION: Dessau Road (Cameron Road, Sprinkle Cutoff Road)

GRIDS: N/P-29/30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD

DISTRICT: 1

PROPOSED LAND USE: Single Family, Open Space, Drainage, Water Quality, Public, ROW

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

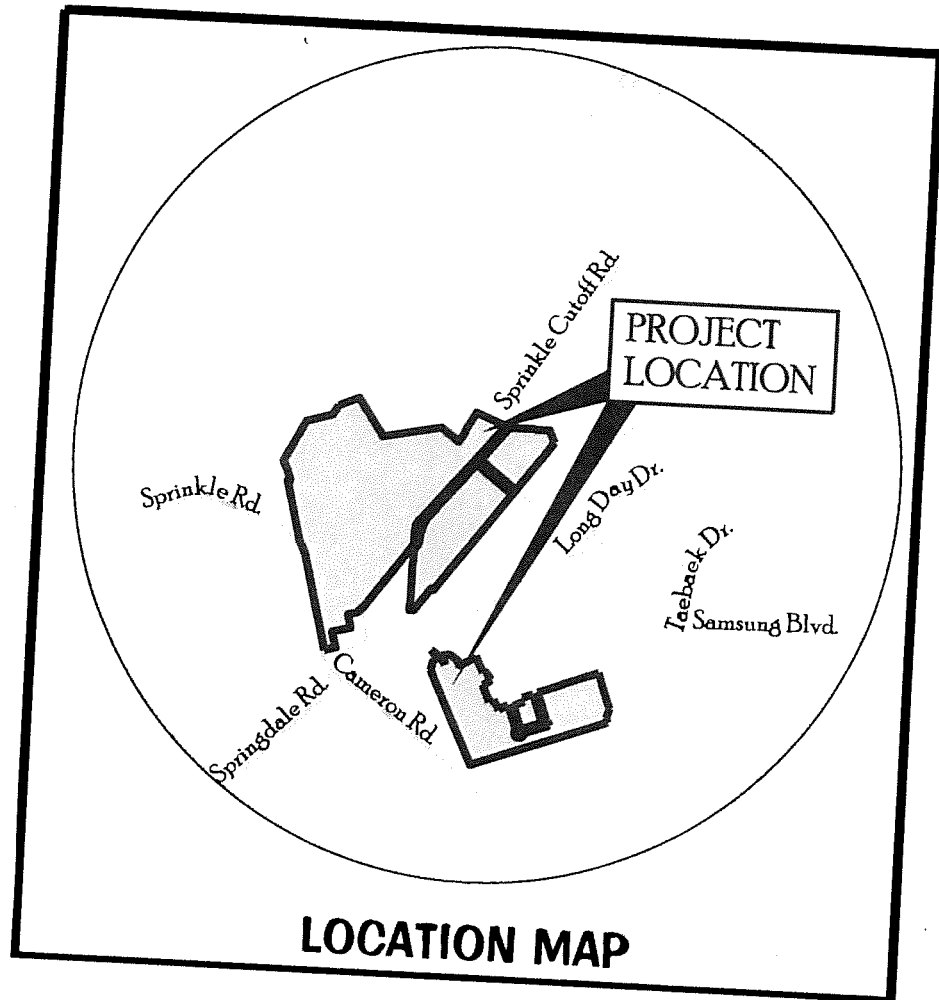
DEPARTMENT COMMENTS: The request is for approval of the Pioneer Crossing East preliminary subdivision. The proposed plan is composed of 465 lots on 122.93 acres.

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

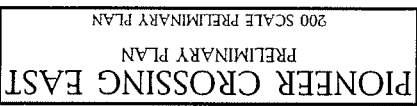
ZONING AND PLATTING ACTION: 9/6/16 – Postponed to 10/4/16, staff request. (10-0)



CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

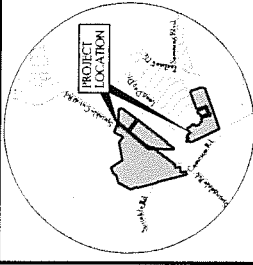


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CLARKE  **LONGCARO**  **ETC**
Consulting Engineers
Solid Discharge & Stormwater Management & Water Resources
3300 New City Road, Suite 100, Aurora, Iowa 50001
(515) 935-0229 • www.clarkeetc.com TDD: 515.935.0229

Plot	1	4	CA-2046.0403
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[illegible][illegible]

LOCATION MAP

[illegible]

LAND USE SUMMARY

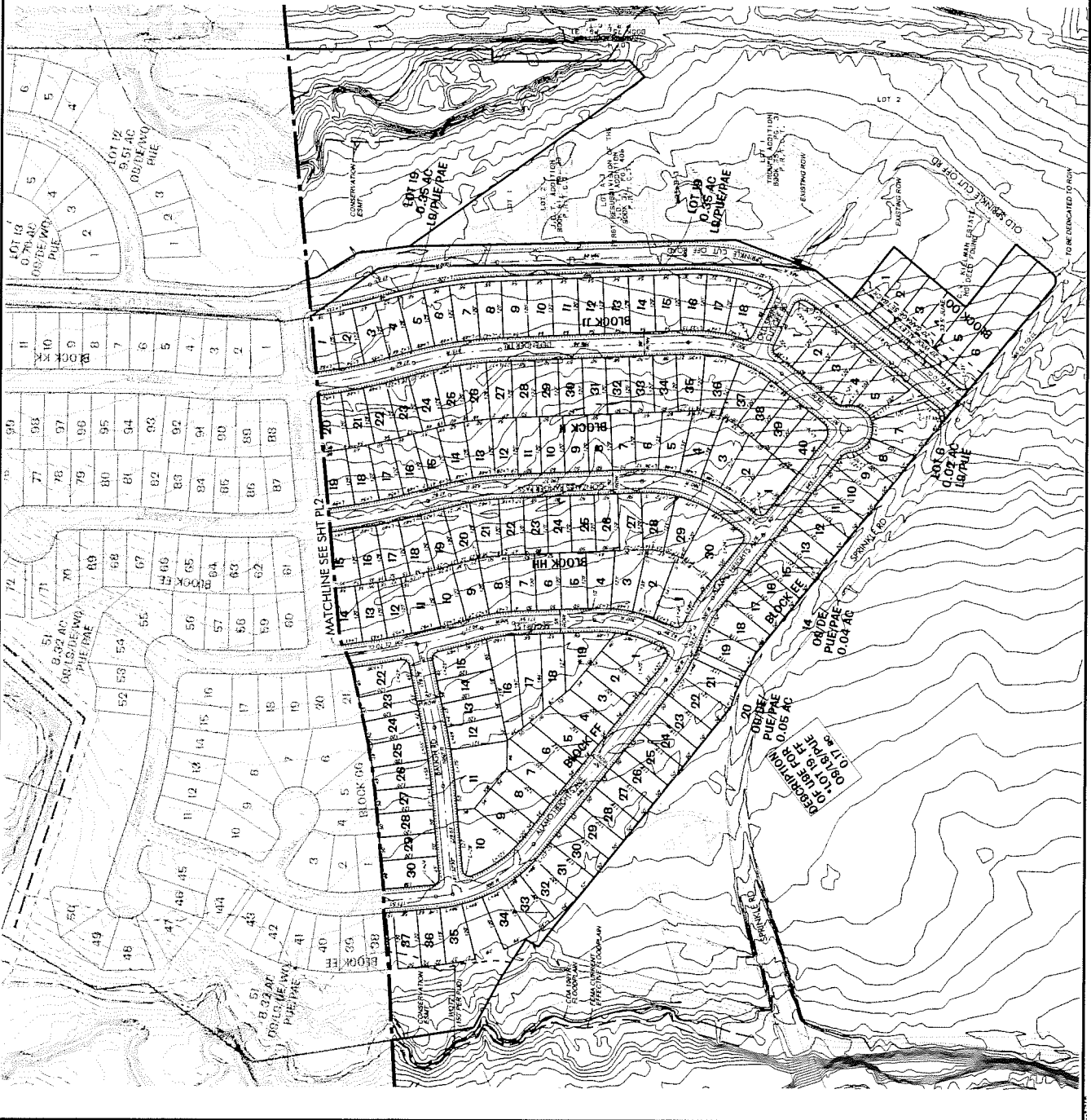
POWER CROSSING EAST PRELIMINARY PLAN	
TOTAL ACRES	127.03 ACRES
RESIDENTIAL LOT# (60 LOT#)	451 UNITS
DENSITY	3.07 UNITS PER ACRE
NUMBER OF BLOCKS	11 BLOCKS
OTHER LOT#	14 LOT# (26.56ACRES)
06/05/AN/PL/PA/E	

[illegible]

PIONEER CROSSING EAST - PRELIMINARY PLAN

Topographic map showing the proposed layout of Pioneer Crossing East. The map includes streets such as Pioneer Crossing East, Pioneer Crossing West, and Pioneer Crossing South. It features contour lines, a north arrow, and a scale bar. A table of elevations is provided at the bottom right.

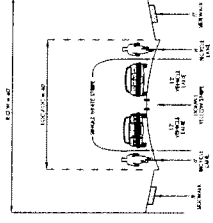
Point	Elevation (ft)
1	100.00
2	100.00
3	100.00
4	100.00
5	100.00
6	100.00
7	100.00
8	100.00
9	100.00
10	100.00
11	100.00
12	100.00
13	100.00
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91	100.00
92	100.00
93	100.00
94	100.00
95	100.00
96	100.00
97	100.00
98	100.00
99	100.00
100	100.00



- FULLY DEVELOPED 100 YEAR FLOODPLAIN
CONSERVATION EASE (PER AFD)
- WATER QUALITY TRANSITION ZONE
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- A 25' CURB RADIUS
- B 35' CURB RADIUS
- C 70' CURB RADIUS
- L= ARC LENGTH OF CURVED DIMENSION
- F= FACE OF CURB TO FACE OF CURB
- ROW RIGHT-OF-WAY
- FOC FACE OF CURB
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- WQ WATER QUALITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- LS LANDSCAPE EASEMENT

NOTES:

1. ALL CURB RETURN RADII ARE 15' UNLESS OTHERWISE NOTED ON PLANS.



PIONEER CROSSING EAST

PRELIMINARY PLAN

100 SCALE PRELIMINARY PLAN



LONGARO & CLARKE
Consulting Engineers
100012
10/01/12

2 4
100012
10/01/12

PRELIMINARY PLAN APPROVAL

THIS PROJECT: APPLICATION BY LAND OWNER OF: APPLICATION DATE: _____

PROJECT LOCATION: _____ OF THE COUNTY OF: _____

EXPIRATION DATE: _____ DATE: _____

TYPE OF EASEMENT: _____

DATE: _____

2. Preliminary Description, Division, Development, Subdivision, etc.

PRELIMINARY PLAN TO SUBMIT TO THE CITY OF AUSTIN: _____

DATE: _____

PRELIMINARY PLAN TO SUBMIT TO THE CITY OF AUSTIN: _____

DATE: _____

PRELIMINARY PLAN TO SUBMIT TO THE CITY OF AUSTIN: _____

DATE: _____

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PIONEER CROSSING EAST
PRELIMINARY PLAN
SECTION 3A & 3B
100 SCALE PRELIMINARY PLAN



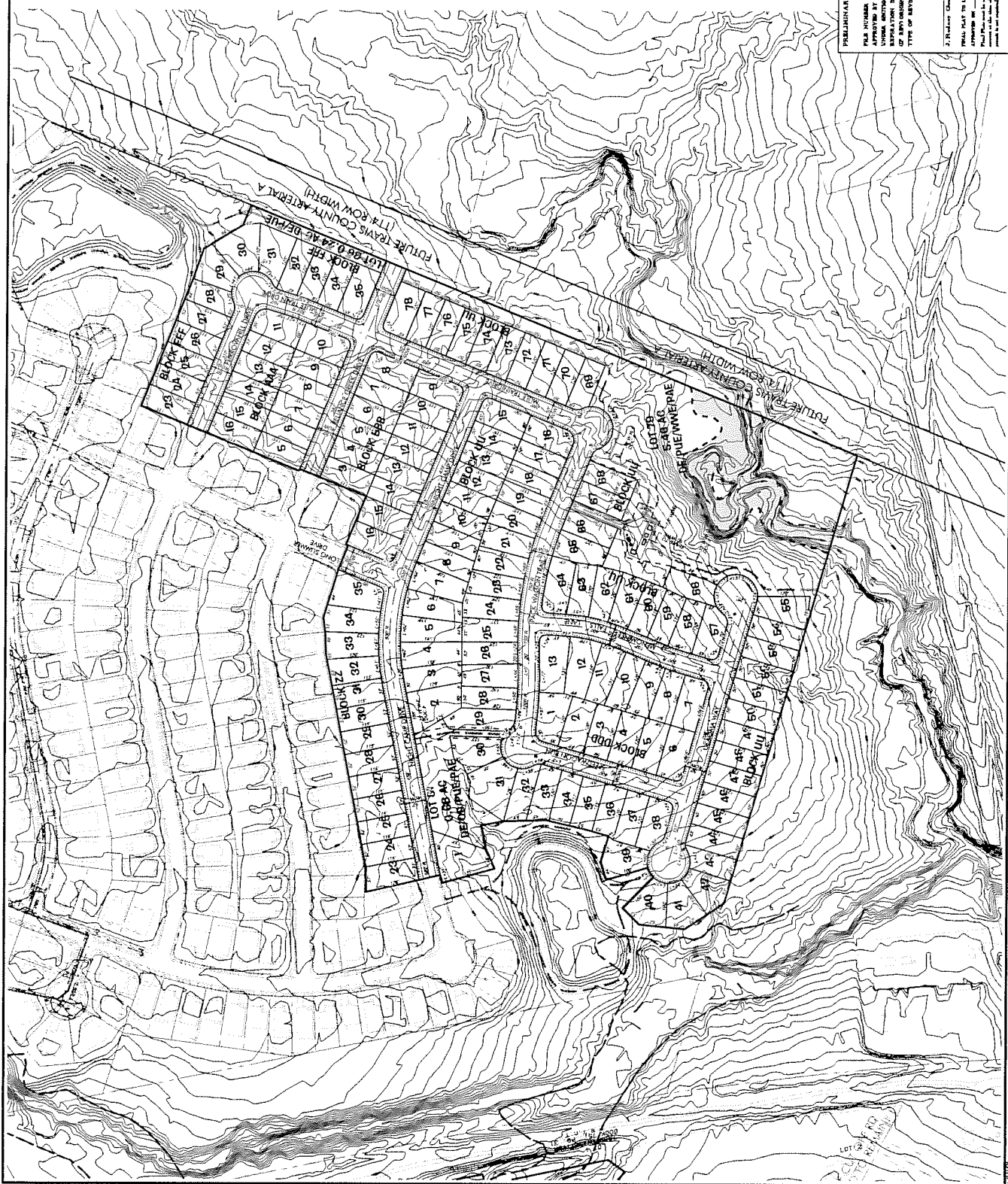
L.C. LONGARO & CLARKE
Consulting Engineers
100012
10/01/12
Mechanical Engineering
State of Texas

PL 4
8 of 8
100012



- LEGEND:
- FULLY DEVELOPED 100 YEAR FLOODPLAIN
 - - - CONSERVATION EASEL (PER PUJ)
 - - - WATER QUALITY TRANSITION ZONE
 - - - PROPOSED SIDEWALK
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 - A 25' CURB RADIUS
 - B 35' CURB RADIUS
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 - FOC FACE OF CURB
 - OS OPEN SPACE
 - DE DRAINAGE EASEMENT
 - WQ WATER QUALITY EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PAE PUBLIC ACCESS EASEMENT
 - LS LANDSCAPE EASEMENT
 - PROPOSED FIRE & BICYCLE TRAIL

NOTES:
1. ALL CURB RETURN RADII ARE 25' UNLESS OTHERWISE NOTED ON PLANS.



PRELIMINARY PLAN APPROVAL

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY: _____ OF THE CITY OF _____

SEAL: _____

DATE: _____

TYPE OF REVIEW: _____

2. Review: Checkboxes, Development, Development, Development

3. Review: Checkboxes, Development, Development, Development

4. Review: Checkboxes, Development, Development, Development

5. Review: Checkboxes, Development, Development, Development

6. Review: Checkboxes, Development, Development, Development

7. Review: Checkboxes, Development, Development, Development

8. Review: Checkboxes, Development, Development, Development

9. Review: Checkboxes, Development, Development, Development

10. Review: Checkboxes, Development, Development, Development

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>.

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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: C8-2016-0109

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 512-974-3437

Public Hearing: September 6, 2016, Zoning and Platting

Joyce THORESEN
Your Name (please print)

☐ I am in favor
☒ I object (AS)

WALNUT PLACE NEIGHBORHOOD PROPOSED)
Your address(es) affected by this application SPRINGDALE RD + WALNUT CREEK

Joyce Thoresen
Signature

8-29-16
Date

Daytime Telephone: 512-217-3275

Comments:

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department, 4th Floor

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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As a neighborhood located downstream along Walnut Creek from this proposed development, we are very concerned about the amount of storm water that will be added to Walnut Creek during rain events. Some of our homes have flooded in the past, and ANY additional runoff allowed into Walnut Creek will put many Walnut Place and Chimney Hill residents in danger.

Impervious cover averages 43.58%. This seems high when located in a watershed such as Walnut Creek. If the runoff into this watershed is not managed properly, people downstream will surely be displaced by flooding and erosion. The ultimate responsibility will lie with the engineers designing the subdivision and the COA staff recommending that the City Council approve adding to the volume of water during flood events.

1. How much additional water will be diverted into the Walnut Creek watershed by Pioneer Crossing East?
2. What is the maximum the COA can do to reduce and divert flows away from Walnut Creek?
3. The letters from Consulting Engineers, Longaro & Clarke,

address six sections totaling 119.94 acres; yet the Notice of Public Hearing is requesting subdivision of 112.93 acres into 465 lots. Please explain the discrepancy in acres.

Raye Thomas
President, Walnut Place

City of Austin – Development Services Department, 4
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810