

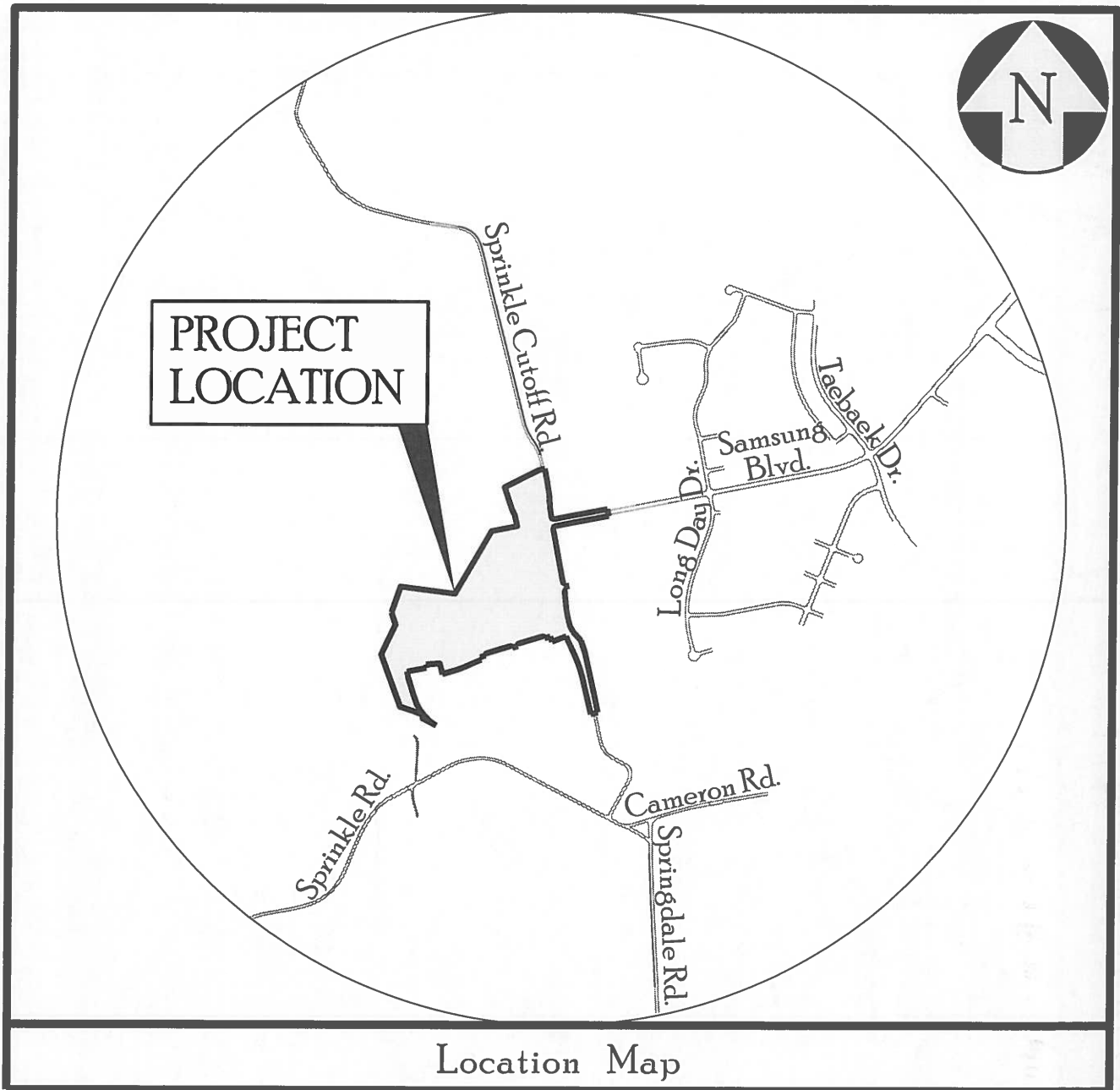
## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0109.3A**ZAP DATE:** March 21, 2017**SUBDIVISION NAME:** Pioneer Crossing 17**AREA:** 30.46 acres**LOTS:** 130**APPLICANT:** DR Horton**AGENT:** Longaro Clarke, LP  
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** 10800 ½ Sprinkle Cutoff Road**GRIDS:** MP30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** none**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

**DEPARTMENT COMMENTS:** The request is for the approval of Pioneer Crossing East, Section 17. The plat is comprised of 126 residential lots, 3 drainage/open space lots, and one amenity center lot on 30.46 acres. The proposed lots comply with the PUD requirements for use, lot width and lot size.

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

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



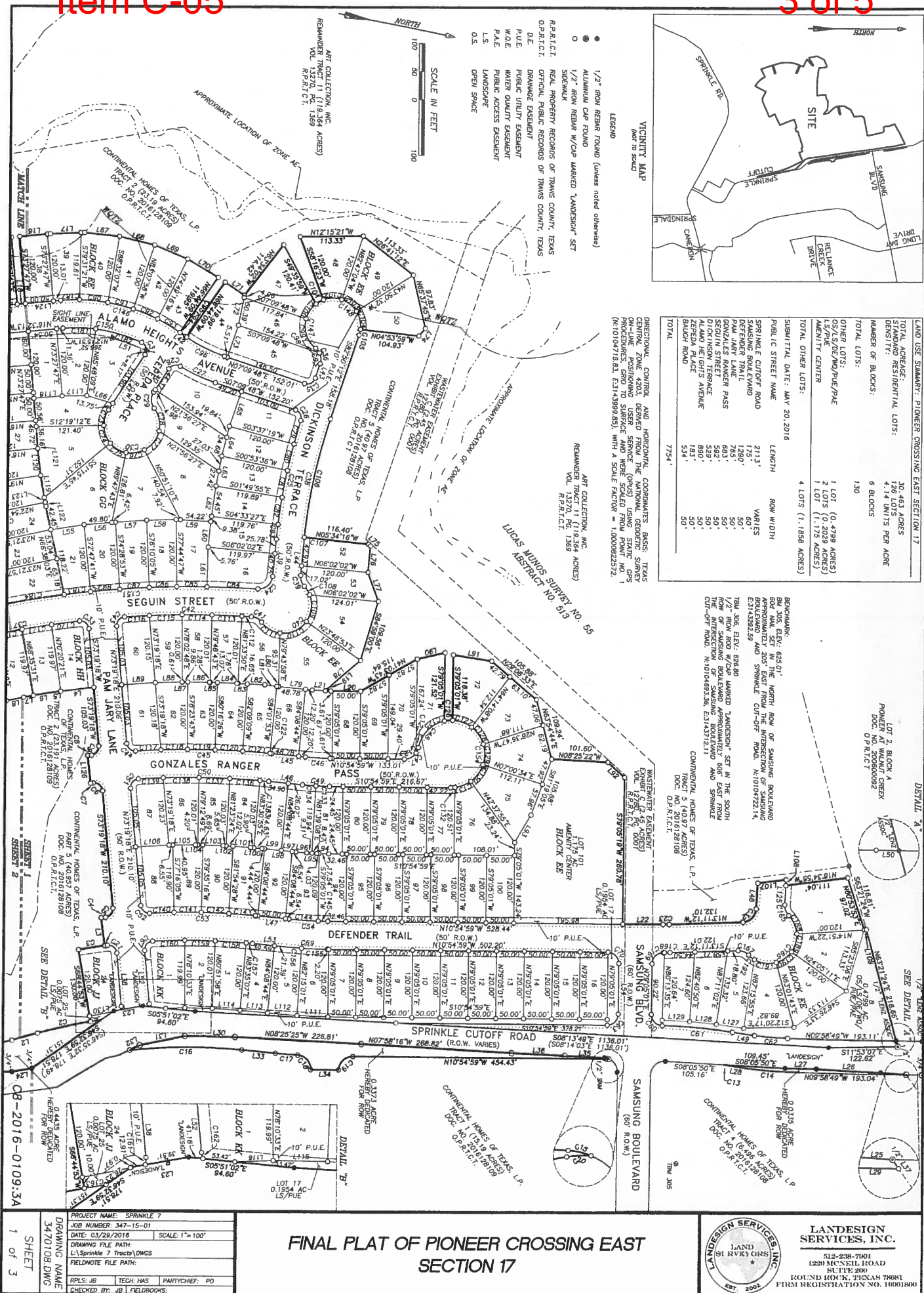
# LC LONGARO & CLARKE

## Consulting Engineers

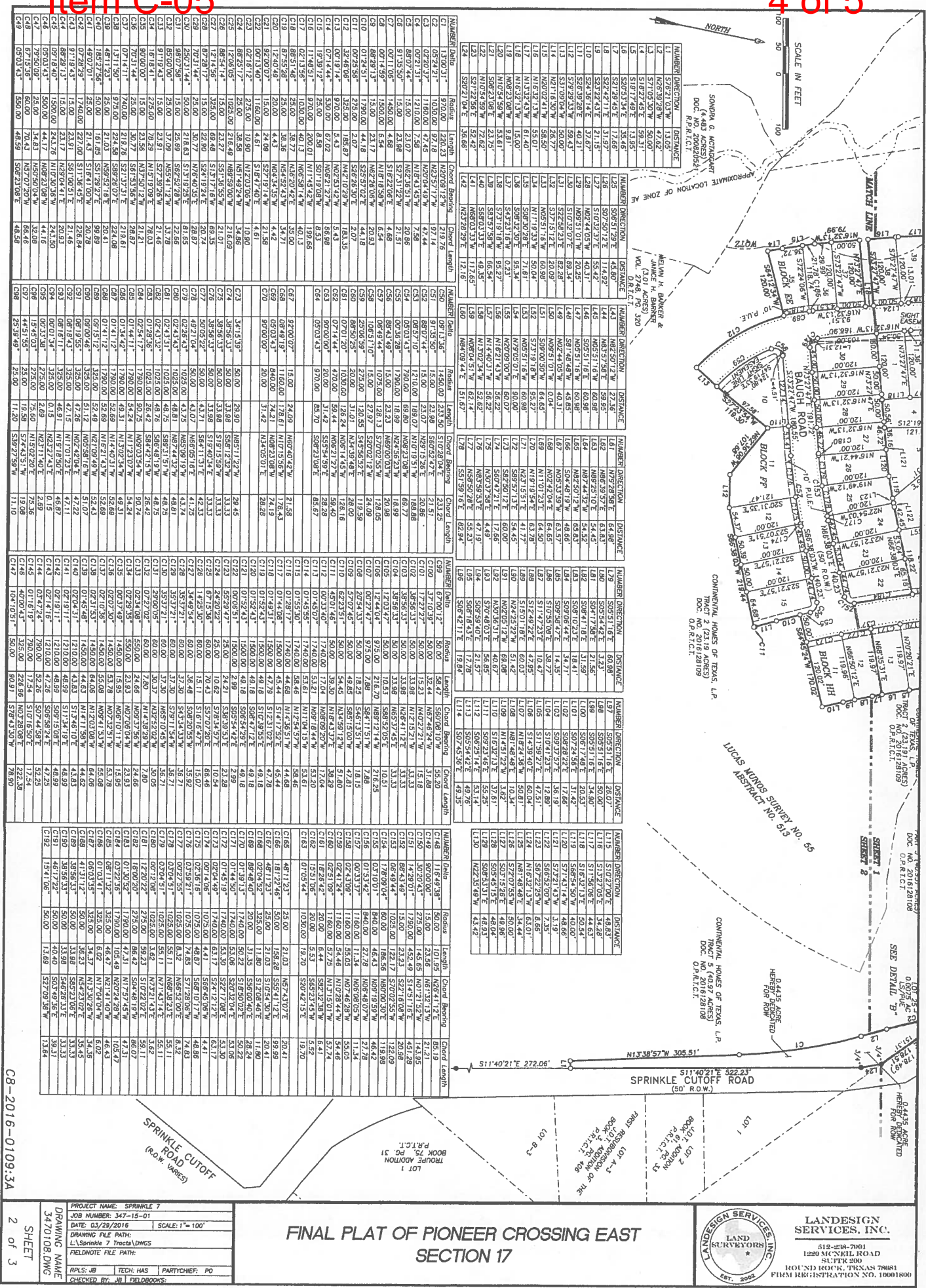
Land Development • Stormwater Management • Water Resources

3839 Bee Cave Road • Suite 150 • Austin, Texas 78746

(512) 306-0228 ~ [www.LongaroClarke.com](http://www.LongaroClarke.com) ~ TBPE Reg. No. F-544







STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT CONTINENTAL HOMES OF TEXAS, L.P. BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS TRACT 5 (40.87 ACRES) AND TRACT 6 (49.1 ACRES) BOTH RECORDED IN DOCUMENT NUMBER 2016128108 AND THAT CERTAIN TRACT DESCRIBED AS TRACT 1 (15.19 ACRES) AND TRACT 2 (23.19 ACRES) BOTH RECORDED IN DOCUMENT NUMBER 2016128109 BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING BY AND THROUGH CONTINENTAL HOMES OF TEXAS, L.P. (A DELAWARE CORPORATION) BY: CHIEF OF TEXAS, INC. (A DELAWARE CORPORATION) ITS SOLE GENERAL PARTNER

BY: AM CURE, ASSISTANT SECRETARY

THE STATE OF TEXAS  
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF MAY 2016 BY AM CURE, ASSISTANT SECRETARY CHIEF OF TEXAS, INC. ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS



LAND SURVEYOR'S STATEMENT  
I, J. JOSEPH BEAVER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MARKERS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE SUBDIVISION COMPLETES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED.

J. JOSEPH BEAVER, R.P.L.S. NO. 4938  
LANDSCAPE SERVICES, INC.  
1220 MCNEIL ROAD  
ROUND ROCK, TEXAS 78661  
(512) 238-7801  
FROM REGISTRATION NO. 10001800

APPROVED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF

J. ROONEY CONWAY, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT  
CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE DAY OF

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF

CHIEF OF TEXAS, INC.  
TOMAS WEBER

SECRETARY  
JULIENNE KOLBASA

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DATA DEBAUNOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF AT A.D. AT O'CLOCK A.M. IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF 20 A.D.

DANA DEBAUNOUR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS.

NOTES

- 1) ALL STREETS, DRAINAGE, SIGNALS, EROSION CONTROL, AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- 3) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY FOR THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 4) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE MAXIMUM EXTENT POSSIBLE BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE REGIONAL DRAINAGE PLANS FOR THE REGIONAL DETENTION SYSTEM SHALL BE DEFINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
- 5) NO BUILDINGS, FENCING, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 7) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RELINQUISHMENT MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.
- 10) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THE EASEMENTS INDICATED, FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO BE PROVIDED TO AUSTIN ENERGY TO BE USED BY AUSTIN ENERGY AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 11) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION, THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOC. # IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

NOTES (CONT.)

- 12) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, FENCING AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE REMOVAL AND REPLANTING. THE SITE WITHIN TEN FEET OF THE CENTRELINE OF THE OVERHEAD ELECTRICAL FACILITIES SHALL BE FENCED OFF AND THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 14) THIS PROJECT SHALL BE SUBMITTED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TRAVIS AND CONTROLS OF THE LAND DEVELOPMENT CODE AS ADOPTED BY ORDINANCE NUMBER 970410-1.
- 15) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
- 16) PUBLIC SIGNALS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY THE PLAT: SPRINKLE CUTOFF ROAD, SWASING TERRACE, ZEPHYRUS PLACE, BAYLOR ROAD AND ALAMO HEIGHTS AVENUE. THESE SIGNALS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIGNALS MAY RESULT IN CONFINING BODY OR THE UTILITY COMPANY.
- 17) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE LOCATED ON EITHER SIDE OF THE LOT. THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 18) THE POWER CROSSING EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF RECORD KEEPING FOR AIR WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
- 19) VEHICULAR ACCESS FROM ANY SINGLE FAMILY LOT TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED.
- 20) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN COULDAINE IMPERVIOUS COVER EXCEEDS 10%.
- 21) IN ACCORDANCE WITH THE PUD ORDINANCE, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES FOR SINGLE FAMILY DEVELOPMENTS. THE LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE TO THE MASTER ASSOCIATION AN ANNUAL, OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
- 22) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 23) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 24) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET AREA OF EACH LOT PURSUANT TO LOC SECTION 25-B-8-211.
- 25) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 26) ALL DEVELOPMENT WITHIN THE P.U.D. WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDING PROGRAM STANDARDS. SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL MEET A MINIMUM 1 STAR RATING. COMMERCIAL DEVELOPMENT SHALL MEET A MINIMUM OF 1 STAR RATING.
- 27) THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN REMOVAL OF TREES OR OTHER VEGETATION IS REQUIRED. THE LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 28) PARKLAND DEDICATION HAS BEEN SUBMITTED IN ACCORDANCE WITH PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
- 29) LOT 8, BLOCK EE, AND LOT 11, BLOCK KK, IS AN OPEN SPACE AND DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT LOT. NO RESIDENTIAL USE IS ALLOWED ON THIS LOT. LOT 10, BLOCK EE SHALL HAVE NO RESIDENTIAL USES.
- 30) LOT 1, BLOCK KK SHALL NOT BE ALLOWED DRIVEWAY ACCESS TO SPRINKLE CUTOFF ROAD.

FINAL PLAT OF PIONEER CROSSING EAST  
SECTION 17

LAND DESIGN SERVICES, INC.  
512-381-7001  
1220 MCNEIL ROAD  
ROUND ROCK, TEXAS 78661  
FROM REGISTRATION NO. 10001800

PROJECT NAME: SPRINKLE 7	JOB NUMBER: 347-15-01
DATE: 03/28/2016	SCALE: 1"=100'
DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS	FIELDNOTE FILE PATH:
RPLS: JB	TECH: HAS
CHECKED BY: JB	PARTYCHIEF: PO

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