

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0197**ZAP DATE:** April 3, 2018
May 15, 2018**SUBDIVISION NAME:** The Grove at Shoal Creek**AREA:** 75.75**LOT(S):** 13**OWNER/APPLICANT:** Grove ATX Commercial L.P. / Grove Residential Inc.**AGENT:** Brown & Gay Engineers**ADDRESS OF SUBDIVISION:** Bull Creek Rd. and Jackson Ave.**GRIDS:** H26**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** PUD**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Residential, Retail, Mixed Use, Parkland, Open Space & ROW.**VARIANCES:** 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 “The Grove at Shoal Creek” preliminary plan. The proposed plan is composed of 13 lots on 75.75 acres (7 Mixed Use lots/ 22.97 acres, 2 residential lots/ 30.94 acres, 3 Park lots/ 18.99 acres, and 1 open space lot/ .10 acres, and 2.76 acres for public right-of-way).

In December 2016 the City Council approved the Planned Unit Development (PUD) zoning for the site. This preliminary plan has been under review by city staff for over a year, and it is the staff’s belief that it now meets all requirements of the PUD ordinance that were required at the subdivision phase of the development.

This preliminary plan was postponed from the April 3, 2018 Zoning and Platting Commission meeting to allow time for the Commission and neighborhood to review the plan. Based on a request from the neighborhood, the applicant has shortened the length of Jackson Avenue by some 80’. The result of this change has added approximately .10 acres of parkland from the previous preliminary plan.

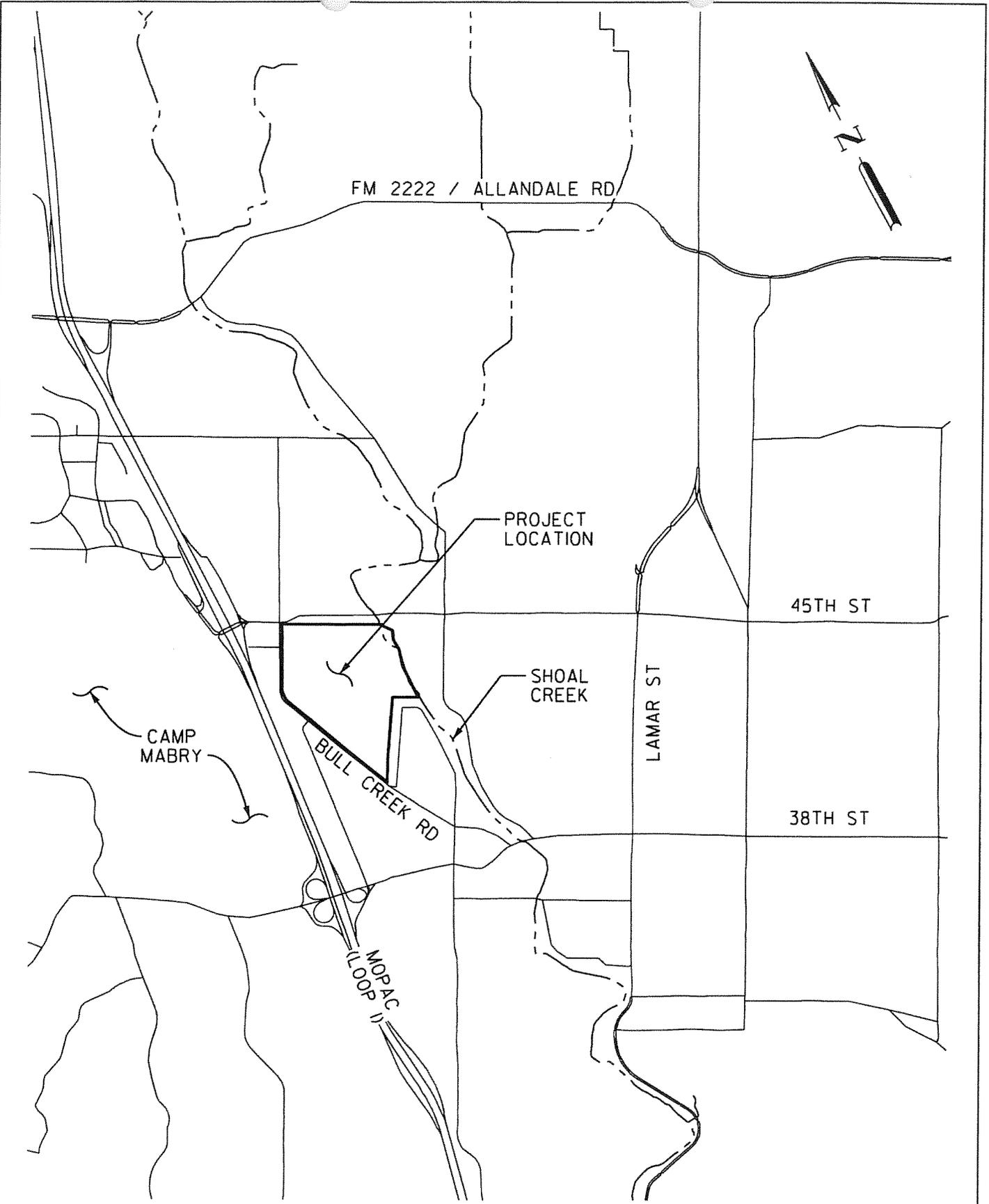
STAFF RECOMMENDATION: The staff recommends approval of the plan. The plan now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

Email address: david.wahlgren@austintexas.gov

PHONE: 974-6455



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 TBPE Registration No. F-1046

LOCATION MAP

ISSUE DATE:	PROJECT REF:	SCALE:	EXHIBIT
JANUARY 21, 2014	4205 BULL CREEK RD. 75 ACRE TRACT	1" = 2000'	1

THE GROVE AT SHOAL CREEK AUSTIN, TEXAS

GENERAL NOTES

- THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. PORTIONS OF THIS TRACT ARE WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM PANEL NOS. FM48453C0435J, FM48453C0445J, AND FM48453C0455J DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS.
- NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE PERMITTED IN THE DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVICING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION EXCEPT AS PROVIDED BY SMART HOUSING.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN THE TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- REQUIREMENTS FOR PARKLAND DEDICATION ARE GOVERNED BY ZONING ORDINANCE 20161215-075, OR AS AMENDED.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS: ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BULL CREEK RD, JACKSON AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- THE CEF BUFFER MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY AND RECORDS MUST BE KEPT FOR 3 YEARS. MITIGATION FOR REDUCTION TO CEF BUFFER SHALL BE PROVIDED IN ACCORDANCE WITH THE PUD.
- AFD'S MINIMUM FIRE ACCESS/OPERATIONAL AREA IS 25 FEET PER LOCAL AMENDMENTS TO THE FIRE CODE PER SECTION 503.2.1. AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) FROM THE 25 FEET WILL BE REQUIRED BY THE FIRE MARSHAL FOR THIS DEVELOPMENT. THE AMOC SHALL BE A PERFORMANCE BASE DESIGN WHERE CONDITIONS SHALL BE BASED ON THE TYPE OF CONSTRUCTION, FIRE SEPARATION DISTANCES, HEIGHT OF STRUCTURES, WATER SYSTEM, FIRE SPRINKLER SYSTEM, WILDLAND FIRE HAZARD, AND OPERATIONAL PRE-PLANNING.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION FOR ANY FUTURE DEVELOPMENT SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM BUILDING SLAB ELEVATION IS HEREBY SET FOR THESE LOTS:

LOT 9 MINIMUM SLAB ELEVATION: 593.5'

LOT #	USE	ACREAGE
1	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	2.66
2	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	5.22
3	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	4.15
4	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	3.97
5	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	3.74
6	RESIDENTIAL	2.86
7	PARK	1.18
8	OPEN SPACE	0.10
9	PARK	16.41
10	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	1.38
11	MIXED-USE (COMMERCIAL AND/OR RESIDENTIAL)	1.95
12	RESIDENTIAL	28.08
13	PARK	1.40

NOTE: LAND USES ALLOWED ON EACH LOT ARE THOSE SHOWN AS PERMITTED BY THE GROVE PUD ORDINANCE #20161215-075

BENCHMARK DESCRIPTION AND ELEVATION:

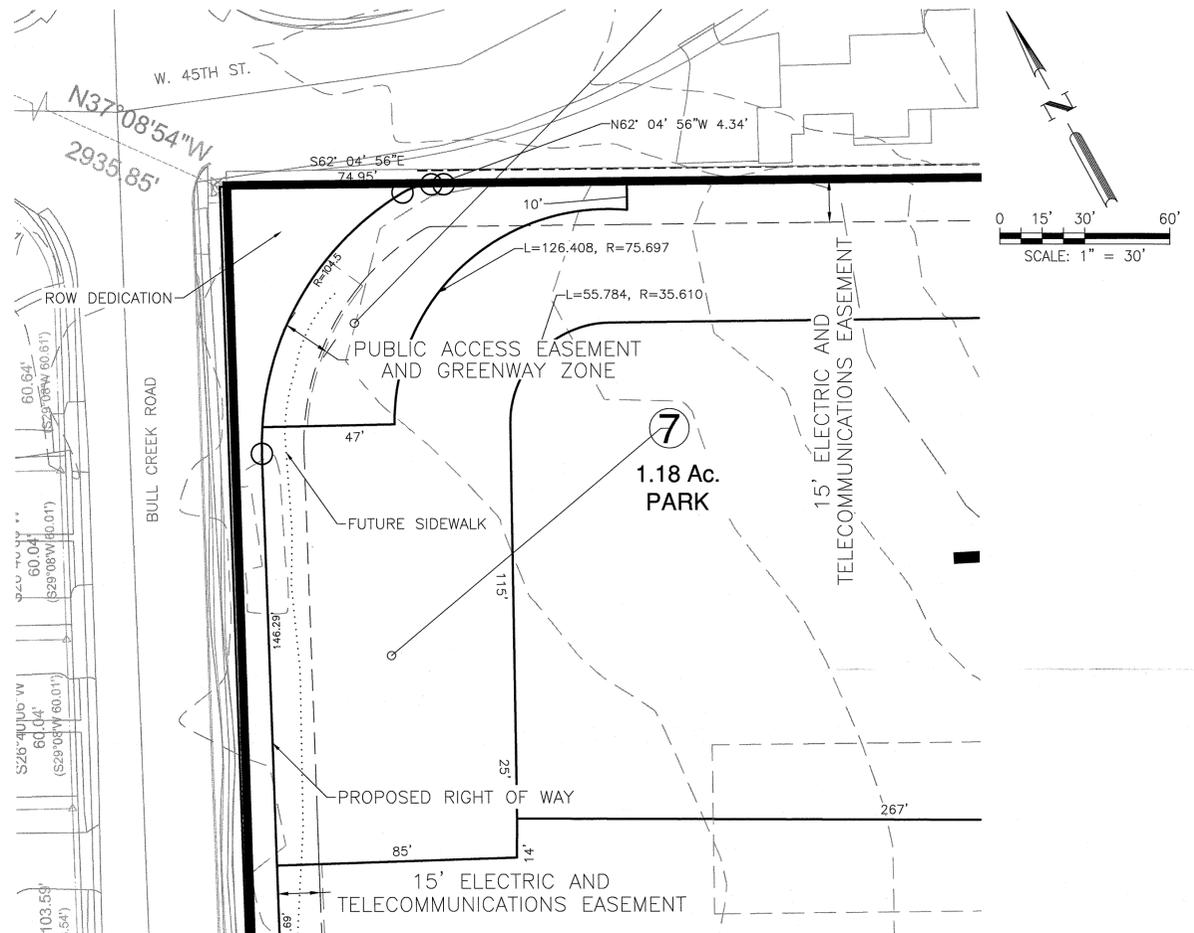
BENCH MARK: NATIONAL GEODETIC SURVEY MONUMENT "AUSS A" (PID AC6347)
 LATITUDE = 30°18'50.68884 N
 LONGITUDE = 097°45'07.89394 W
 BRASS DISK MONUMENT STAMPED "AUSS A 1996"
 NOTE: MARK IS IN FENCED, LOCKED ENCLOSURE.
 ACCESS BY CONTACTING TXDOT, GSD, BLDG.10, LOCATED AT NORTHWEST CORNER OF 35TH ST. AND JACKSON AVE., AUTO SHOP, 512-465-7390.
 ELEVATION = 628.95'

TEMPORARY BENCHMARKS:
 1911-36: SQUARE CUT ON TOP OF CONCRETE CURB AT THE NE CORNER OF A HANDICAP ACCESS RAMP AT THE NW CORNER OF THE INTERSECTION OF BULL CREEK ROAD AND W 44TH STREET, ±20' WEST OF THE CENTER OF PAVEMENT OF BULL CREEK ROAD, ±35' NORTH OF THE CENTER OF PAVEMENT OF W 44TH STREET
 ELEVATION = 666.74'

1911-37: SQUARE CUT ON TOP OF CONCRETE CURB AT THE NE CORNER OF A HANDICAP RAMP LOCATED AT THE NW CORNER OF INTERSECTION OF BULL CREEK ROAD AND W 40TH STREET, ±29' WEST OF THE CENTER OF PAVEMENT OF BULL CREEK ROAD, ±33' NORTH OF THE CENTER OF PAVEMENT OF W 40TH STREET
 ELEVATION = 630.92'

Park Space Provided	Approx. Size (Acres)	% Parkland Credit	Credited Parkland (Acres)	Open Spaces (Acres)
Signature Park in 25 yr Floodplain	3.20	0%	0.00	3.2
Signature Park in 100 yr Floodplain	0.24	50%	0.12	0.24
CEF in Signature Park	0.23	0%	0.00	0.23
CEF Buffer in Signature Park	0.73	0%	0.00	0.73
Critical Water Quality Zone	0.24	0%	0.00	0.24
Wet Pond Permanent Pool in Signature Park	1.00	50%	0.50	1
Remainder of Signature Park	10.78	100%	10.78	10.78
North Greenbelt	1.18	100%	1.18	1.18
Pocket Park	1.40	100%	1.40	1.40
Central Greenbelt (Private/Public Easement)	1.24	50%	0.62	1.24
Plaza	0.39	0%	0.00	0.39
Totals	20.63		14.60	20.63

Notes: The Signature Park will be a minimum of 16.25 acres in size (including 5.75 acres of floodplain, CEF, etc). Total credited parkland for the project must be at least equal to the total shown on this table. 14.48 credited acres satisfies parkland dedication for a total of 1,548 market rate units and congregate care units with kitchens. Any additional units or congregate care units with kitchens that are built on site shall be subject to parkland dedication



INSET A

I, BRIAN A. WILLIAMS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PRELIMINARY PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE, COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

[Signature] 5/4/18
 DATE

BRIAN A. WILLIAMS, P.E. 110415
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 700 NORTH MOPAC, SUITE 330
 AUSTIN, TEXAS 78731
 (PHONE) 512-879-0418



PRELIMINARY PLAN APPROVAL SHEET 2 OF 2
 FILE NUMBER: C8-2016-0197 APPLICATION DATE: OCT 7, 2016
 APPROVED BY (ADM) (PC) (ZAP) UNDER SECTION OF CHAPTER OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE CASE MANAGER DAVID WAHLGREN
 IF (REV) ORIGINAL APPLICATION DATE DMPZ DOZ X
 TYPE OF REVISION: MAJOR MINOR SB1704: YES NO

Director, Development Services Department

THE GROVE AT SHOAL CREEK
AUSTIN, TEXAS

NOTES

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DESIGNED BY: PHM
 REVIEWED BY: BW
 DRAWN BY: GE

REV	DESCRIPTION	DATE	APR