

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0189.6A

**ZAP DATE:** August 7, 2018

**SUBDIVISION NAME:** Pioneer Hill Section 4

**AREA:** 26.47 acres

**LOT(S):** 152

**OWNER/APPLICANT:** Continental Homes of Texas

**AGENT:** Randall Jones & Associates Engineering, Inc.

**ADDRESS OF SUBDIVISION:** Arborside Drive and Langdale Lane.

**GRIDS:** N29

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-6

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single-Family, Open Space, and right-of-way

**VARIANCES:** None

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

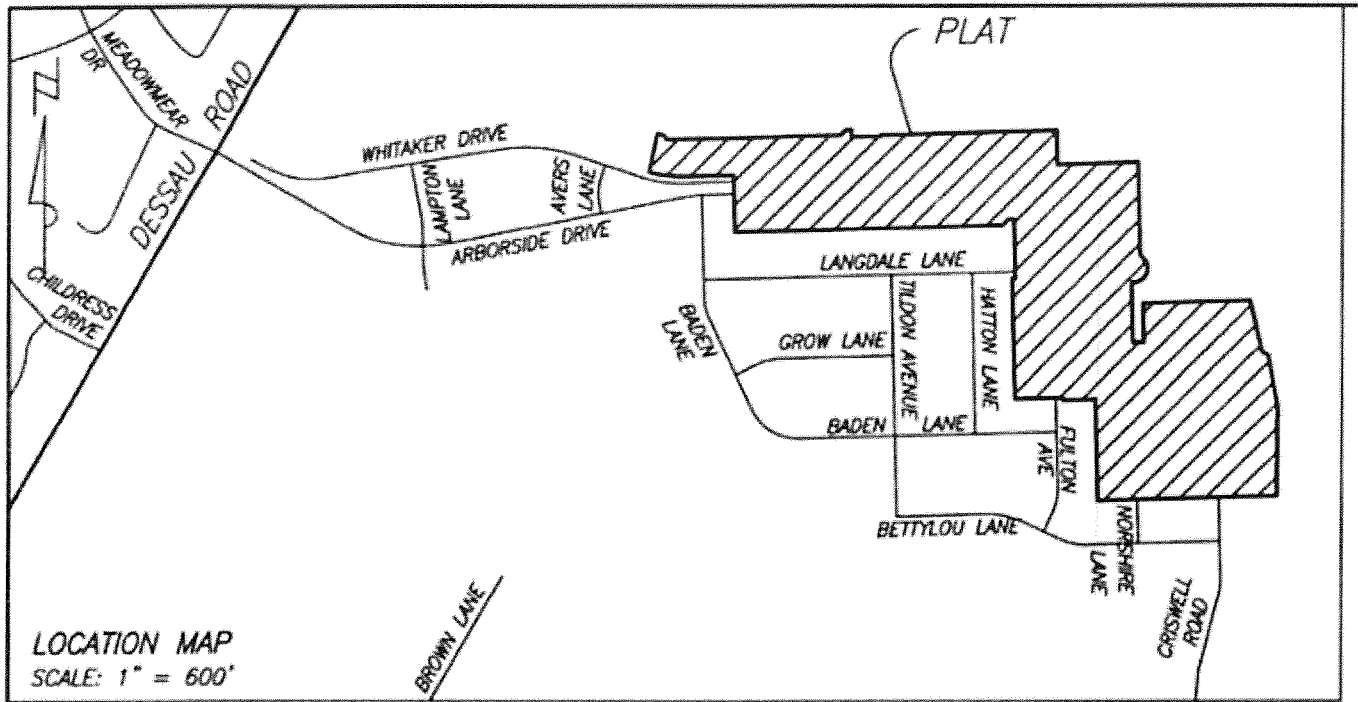
**DEPARTMENT COMMENTS:** The request is for approval of the Pioneer Hill Section 4. The proposed plat is composed of 152 lots (147 single family, 4 greenbelt, and 1 park), on 26.47 acres.

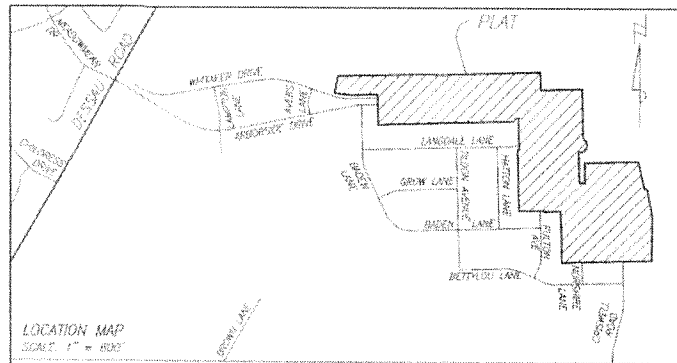
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**ZONING & PLATTING COMMISSION ACTION:**

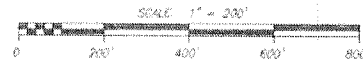
**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@austintexas.com](mailto:david.wahlgren@austintexas.com)

**PHONE:** 974-6455





# FLAT OF PIONEER HILL SECTION 4



## LEGEND:

- = 1/2" IRON ROD FOUND AS NOTED
- c = SET 1/2" IRON ROD WITH CAP STAMPED "SU SURVEYING"
- = SIDEWALK REQUIRED
- IRF = IRON ROD FOUND
- OPRIC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PUE = PUBLIC UTILITY EASEMENT

## GENERAL PLAT NOTES:

1. 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.
2. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
3. PROPERTY OWNERS SHALL NOT RESTRICT ACCESS TO DRAINAGE EASEMENTS, NOR SHALL THE PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE PURPOSES.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
5. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
6. THE OWNER OF THE SUBDIVISION AND HIS/HER SUCCESSORS WHO ASSIGNS ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS, WHICH SHALL COMPLY WITH THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
8. BEFORE ANY CONSTRUCTION IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO AND REVIEWED BY THE CITY OF AUSTIN DEVELOPMENT SERVICES DEPARTMENT. RAINFALL RUNOFF RATES SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY ON-SITE PONDING OR OTHER APPROVED METHODS.
9. HOMEOWNER'S ASSOCIATION FACILITIES MUST BE APPROVED BY THE CITY OF AUSTIN.
10. FOR COVENANTS, CONDITIONS AND RESTRICTIONS TO THIS PROPERTY, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_.
11. A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN FOR ANY CONSTRUCTION WITHIN THIS SUBDIVISION, EXCEPT FOR DETACHED SINGLE-FAMILY HOME CONSTRUCTION.
12. THIS SUBDIVISION PLANS MUST BE APPROVED AND RECORDED BEFORE THE CONSTRUCTION OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED \_\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
13. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE TRAVIS COUNTY FLOOD PLAIN ADMINISTRATOR.
14. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE INDICATED ON THE FACE OF THIS PLAT BY A DOTTED LINE: ARROYO DRIVE, CLEMENCE LANE, CRISWELL ROAD, DEATON LANE, FULTON AVENUE, LANGDALE LANE, MORGAN LANE, NORTHCROSBY LANE AND PELDON AVENUE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. ALL STREETS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE, CHAPTER 25-10, ARTICLE II.
16. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY SEWER MAY EXCEED 18" ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROFESSIONAL BY THE TRANSPORTATION AND PUBLIC SERVICES AND PLANNING DEPARTMENTS.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR URBAN DEVELOPMENT PERMITS, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
18. PARTICIPATION IN THE REGIONAL STREAMBED MANAGEMENT PROGRAM IS FOR 70.72 ACRES OF THE PIONEER HILL TRACT THAT DRAINS TO WALNUT CREEK (NOT TO THE FERGUSON BRANCH), WAS GRANTED FOR THIS SUBDIVISION ON NOVEMBER 8, 2004 BY THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT. WATERSHED EROSION/LAND DAMAGE FOR THE 70.72 ACRES INCLUDES 13.4 ACRES MORE OR LESS, 9.27 ACRES OF SCHOOL TRACT AND 48.05 ACRES OF SINGLE-FAMILY.
19. 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. 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 SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INSTRUCT AUSTIN ENERGY WHEN BEGINNING THE DRAINAGE CONSTRUCTION FOR THIS PROJECT.
22. THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIVE (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.
23. 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 AT THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
24. ALL LOTS SHALL ONLY TAKE ACCESS FROM THE ALLEYS WHEN THE LOT ADJOINS AN ALLEY.
25. PARKLAND DEDICATION FOR 147 UNITS WAS SATISFIED VIA LAND DEDICATION OF LOTS 134 AND 140A, BLOCK F, AND LAND DEDICATED IN CASE 08-2017-0189-04. PARK DEVELOPMENT FEES WERE SATISFIED BY POSTING FISCAL FOR 2042 CONSTRUCTION ON LOT 140A AND OTHER PIONEER HILL SECTIONS.
26. LOT 140A, BLOCK F, LOT 25A, BLOCK S, LOT 25, BLOCK Y AND LOT 26, BLOCK W, ARE FOR UNDEVELOPED PURPOSES AND LOT 134, BLOCK F, IS FOR PARK PURPOSES. NO RESIDENTIAL DEVELOPMENT IS PERMITTED ON THESE LOTS.
27. REFER TO DOCUMENT NUMBER 2011186221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS.

## SITE DATA

26.47 ACRES  
147 SINGLE-FAMILY LOTS  
4 GREENBELT LOTS  
1 PARK LOT

## PROPERTY OWNER

D.R. HORTON-TEXAS, LTD. (A TEXAS LIMITED PARTNERSHIP)  
D.R. HORTON, INC. (A DELAWARE CORPORATION)  
ITS AUTHORIZED AGENT  
IAN J. GULDE, ASSISTANT SECRETARY  
10700 PECAN PARK BLVD. 4th FLOOR  
AUSTIN, TEXAS 78750  
(512) 348-4063

## FLOOD ZONE STATEMENT

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL NUMBER 43543/0490H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

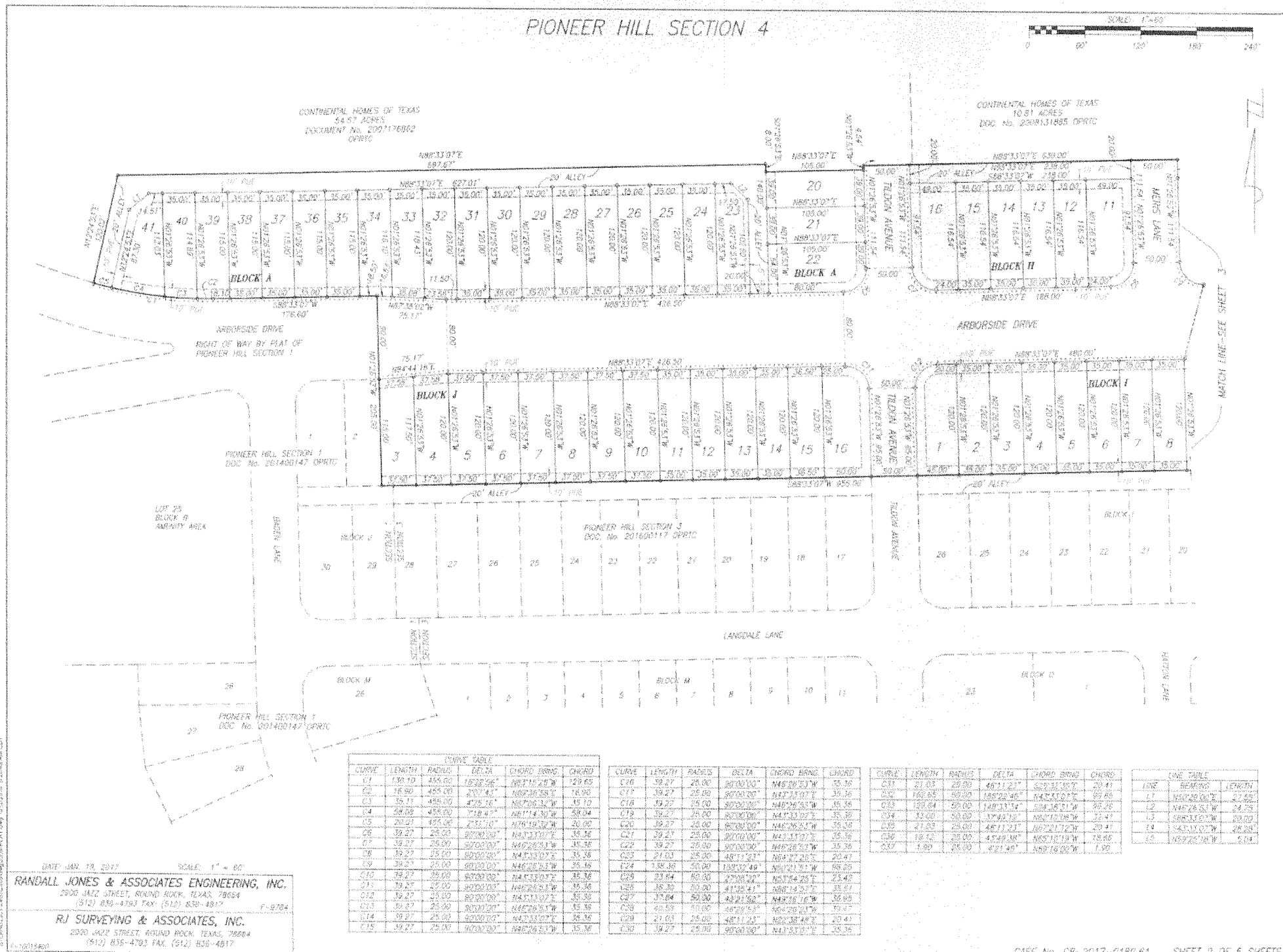
DATE: JAN. 19, 2017

**RANDALL JONES & ASSOCIATES ENGINEERING, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 76664  
(512) 836-4793 FAX: (512) 836-4817 F-9784

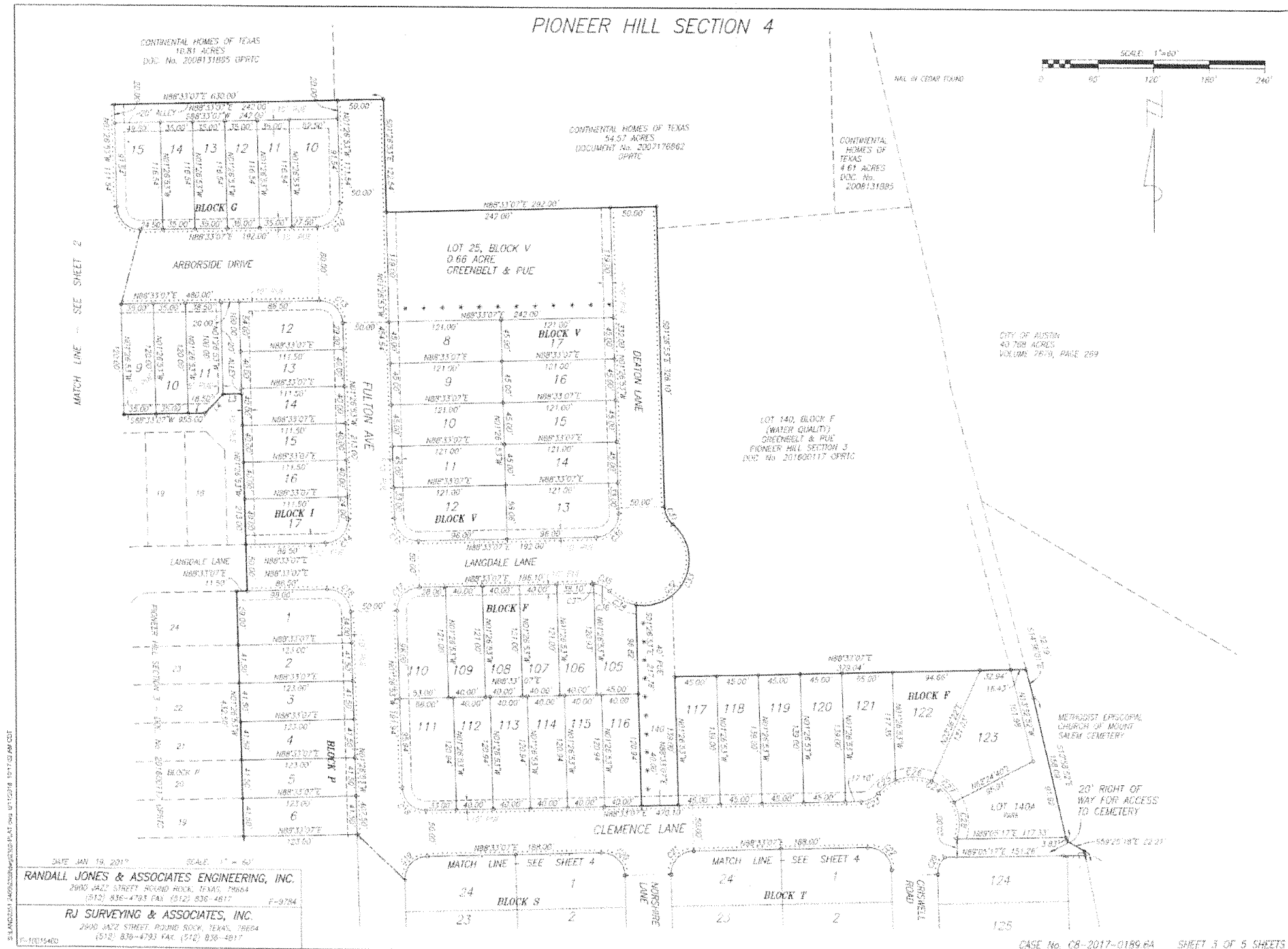
**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 76664  
(512) 836-4793 FAX: (512) 836-4817

## LINEAR FEET OF NEW STREETS

NAME	ROW VARS	LENGTH	ACRES	FOU-FOO
ARROYO DRIVE	1131'	1131'	2.047	50'
PELDON AVENUE	50'	831'	0.304	50'
DEATON LANE	50'	302'	0.474	26'
MORGAN LANE	50'	177'	0.163	26'
FULTON AVENUE	50'	962'	1.104	26'
LANGDALE LANE	50'	429'	0.482	26'
CLEMENCE LANE	50'	578'	0.660	26'
NORTHCROSBY LANE	50'	539'	0.594	26'
CRISWELL ROAD	50'	639'	0.666	26'
TOTAL		5072'	6.494	









CASE No. CS-2017-0189.BA SHEET 4 OF 5 SHEETS