

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0176**ZAP DATE:** Oct. 15, 2019**SUBDIVISION NAME:** Pioneer Hill, Sections 5 & 6 Preliminary Plan**AREA:** 102.42 acres**LOT(S):** 1**OWNER:** Continental Homes of Texas, LP**AGENT/APPLICANT:** Pape-Dawson Engineers, (Terry Reynolds)**ADDRESS OF SUBDIVISION:** 1501 ½ Arborside Dr      **COUNTY:** Travis**WATERSHED:** Walnut Creek**EXISTING ZONING:** SF-6-CO**PROPOSED LAND USE:** Single-Family subdivision

**DEPARTMENT COMMENTS:** The applicant is proposing the creation of a single-family residential subdivision with associated street, drainage, water quality and utilities with associated improvements.

**STAFF RECOMMENDATION:** Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov



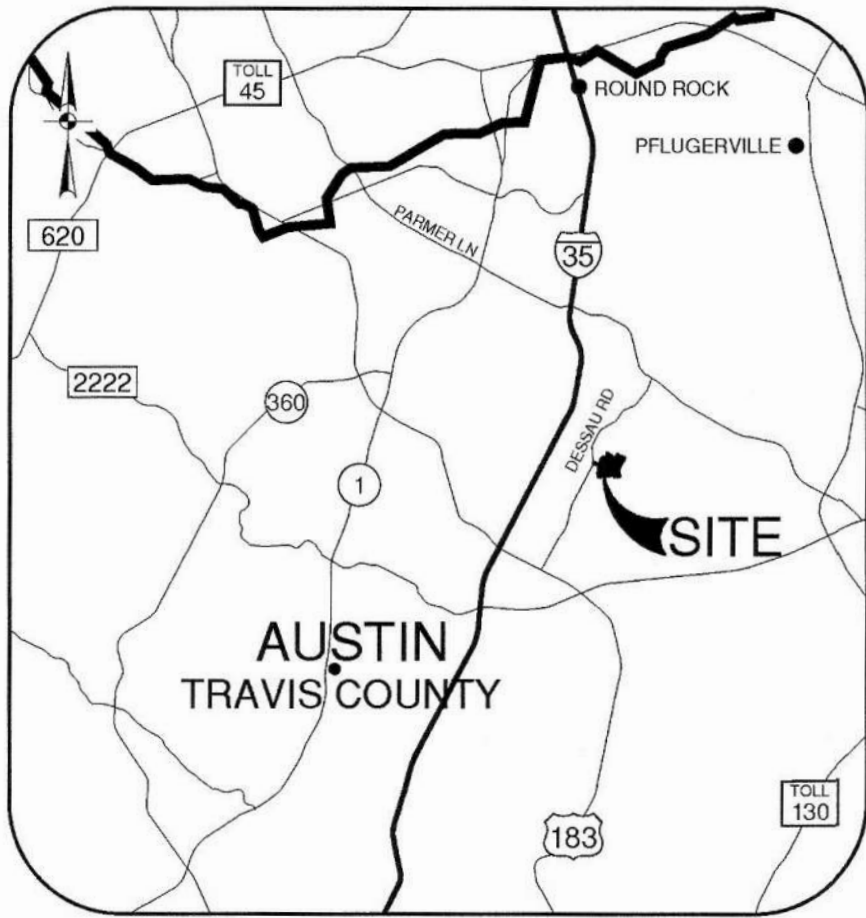
REVISIONS			
No.	Revision Description	Prepared by:	Reviewed by:

PIONEER HILL SECTIONS 5 & 6

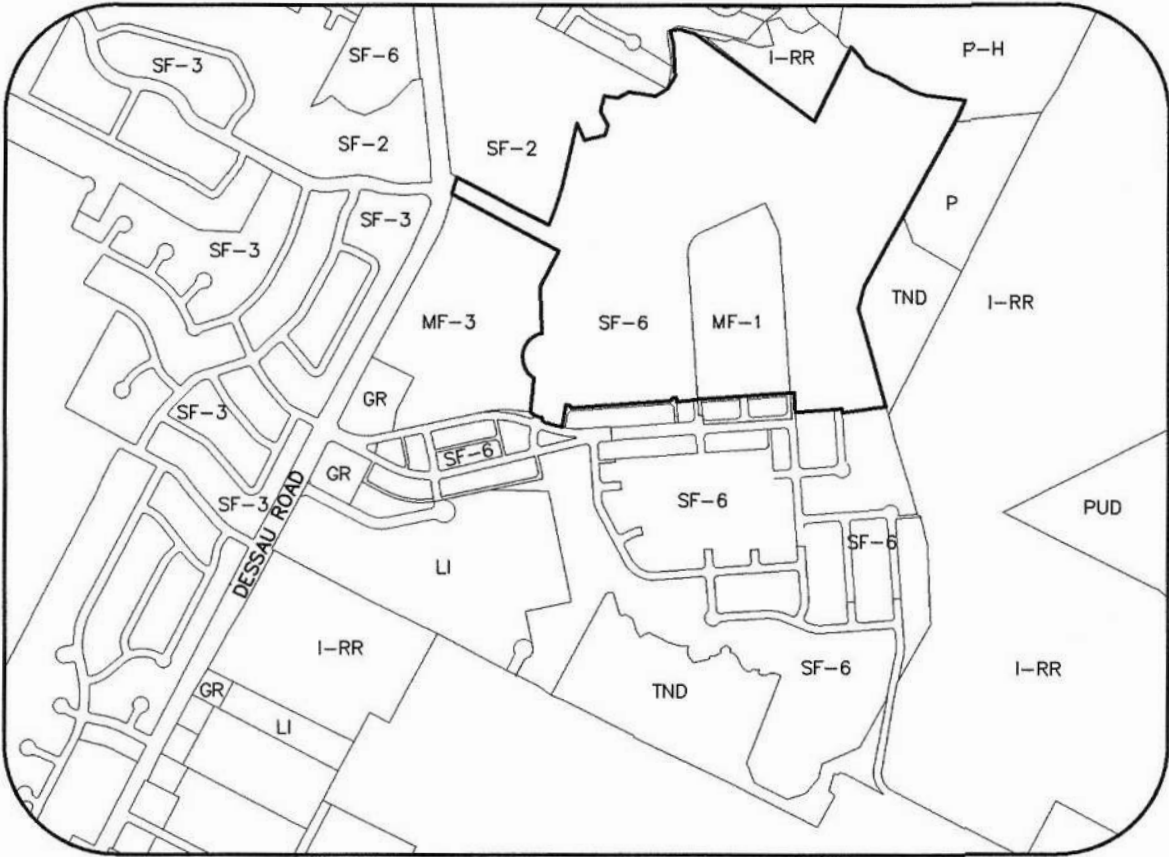
PRELIMINARY PLAN

CITY OF AUSTIN, TEXAS

SEPTEMBER 2019



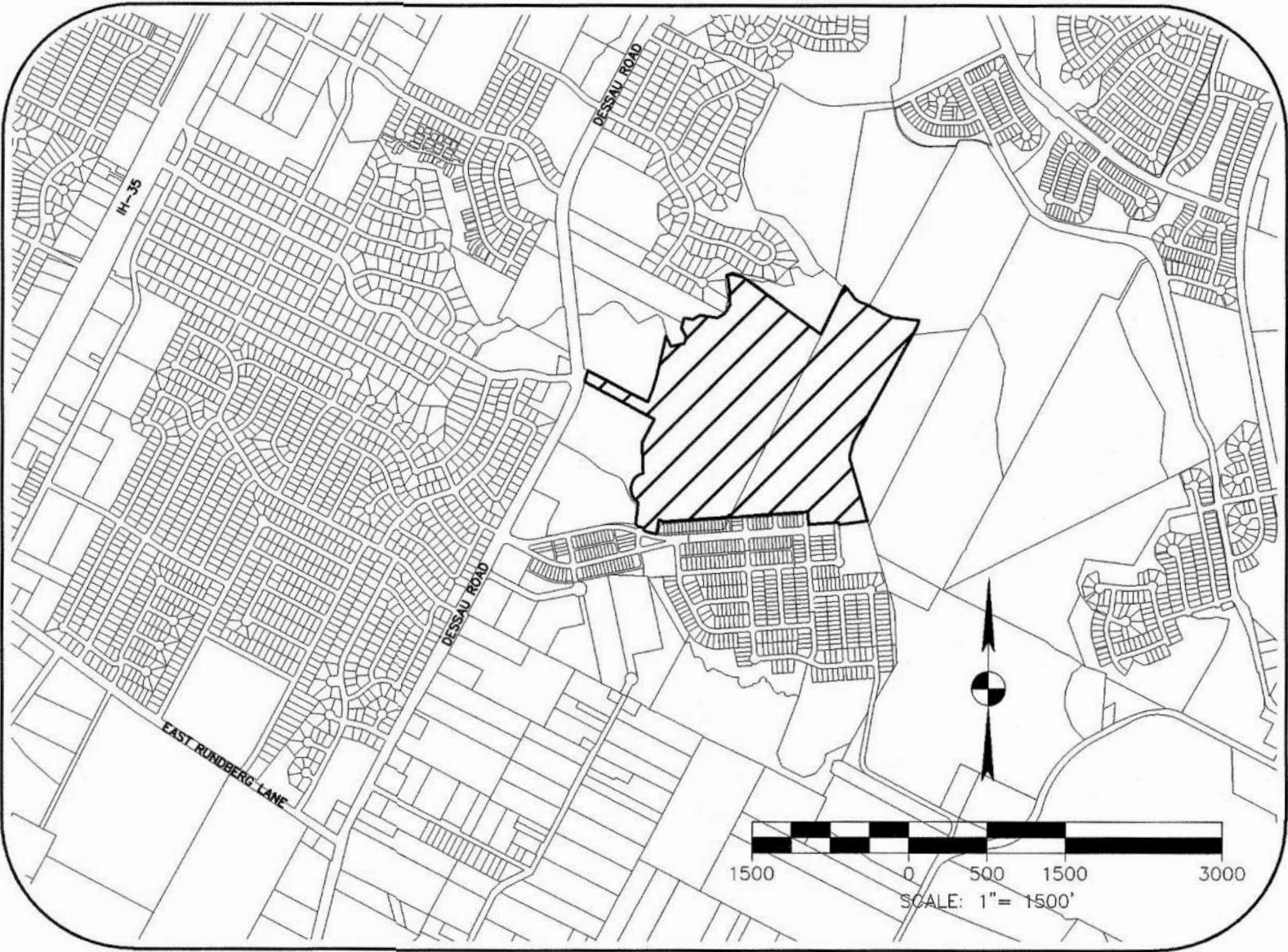
VICINITY MAP  
SCALE: 1" = 20000'



ZONING MAP  
SCALE: 1" = 1200'

102.42 ACRES OUT OF THE JAMES O. RICE SURVEY NO. 31, ABSTRACT NO. 675  
10017 1/2-10217 DESSAU ROAD  
AUSTIN, TEXAS 78754

BEARINGS BASED ON N.A.D. 1983  
TEXAS STATE PLANE COORDINATE SYSTEM  
ESTABLISHED FOR THE CENTRAL ZONE



THIS PROJECT IS LOCATED IN THE WALNUT CREEK WATERSHED AND IT IS SUBJECT TO THE WATERSHED PROTECTION ORDINANCE (W.P.O.). THIS PROJECT IS LOCATED WITHIN A SUBURBAN WATERSHED.

THE 100-YEAR FLOOD IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM COMMUNITY PANEL NO(S). 48453C0460K, DATED JANUARY 6, 2016, TRAVIS COUNTY, TEXAS.

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

I, DUSTIN GOSS, P.E. #91805, CERTIFY THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, COMPLETE WITH ACCURATE TECHNICAL DATA AND IN GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE WATERSHED ORDINANCE.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER.

A BALANCE OF TRACT VARIANCE TO SECTION 25-4-33(B), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON 03/24/2018.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

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OWNER:  
CONTINENTAL HOMES OF TEXAS L.P.  
10700 PECAN PARK BLVD. 4TH FLOOR  
AUSTIN, TX 78750  
(512) 345-4663

DEVELOPER:  
D.R. HORTON AMERICA'S BUILDER  
10700 PECAN PARK BLVD., SUITE 400  
AUSTIN, TEXAS 78750  
(512) 533-1409  
FAX (512) 533-1429

ENGINEER/SURVEYOR:  
PAPE-DAWSON ENGINEERS  
10801 N MOPAC EXPY, BLDG 3, SUITE 200  
AUSTIN, TEXAS 78759  
(512) 454-8711  
FAX (512) 459-8867

SUBMITTED BY:  
I, DUSTIN GOSS, P.E. #91805, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL THE PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING 131.152 (a) AND COMPLIES WITH LAND DEVELOPMENT CODE TITLE 25 REQUIREMENTS. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY THE ACT.

PAPE-DAWSON ENGINEERS  
DUSTIN GOSS, P.E. #91805  
VICE PRESIDENT  
DATE 9/9/19

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OR OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAN, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF AUSTIN, TEXAS AND COMPLIES WITH LAND DEVELOPMENT CODE TITLE 25 REQUIREMENTS.

PAPE-DAWSON ENGINEERS  
PARKER J. GRAHAM, R.P.L.S. #5556  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 9/9/19

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 7  
FILE NUMBER C8-2018-0176 APPLICATION DATE 10/19/18  
APPROVED BY (ZAP) (PC) ON  
EXPIRATION DATE (LDC 25-4-62) 10/19/23  
CASE MANAGER: JOEY DE LA GARZA

JOEY DE LA GARZA, FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8-2018-0176  
50937-00

SHEET 1 OF 7

C8-2018-0176

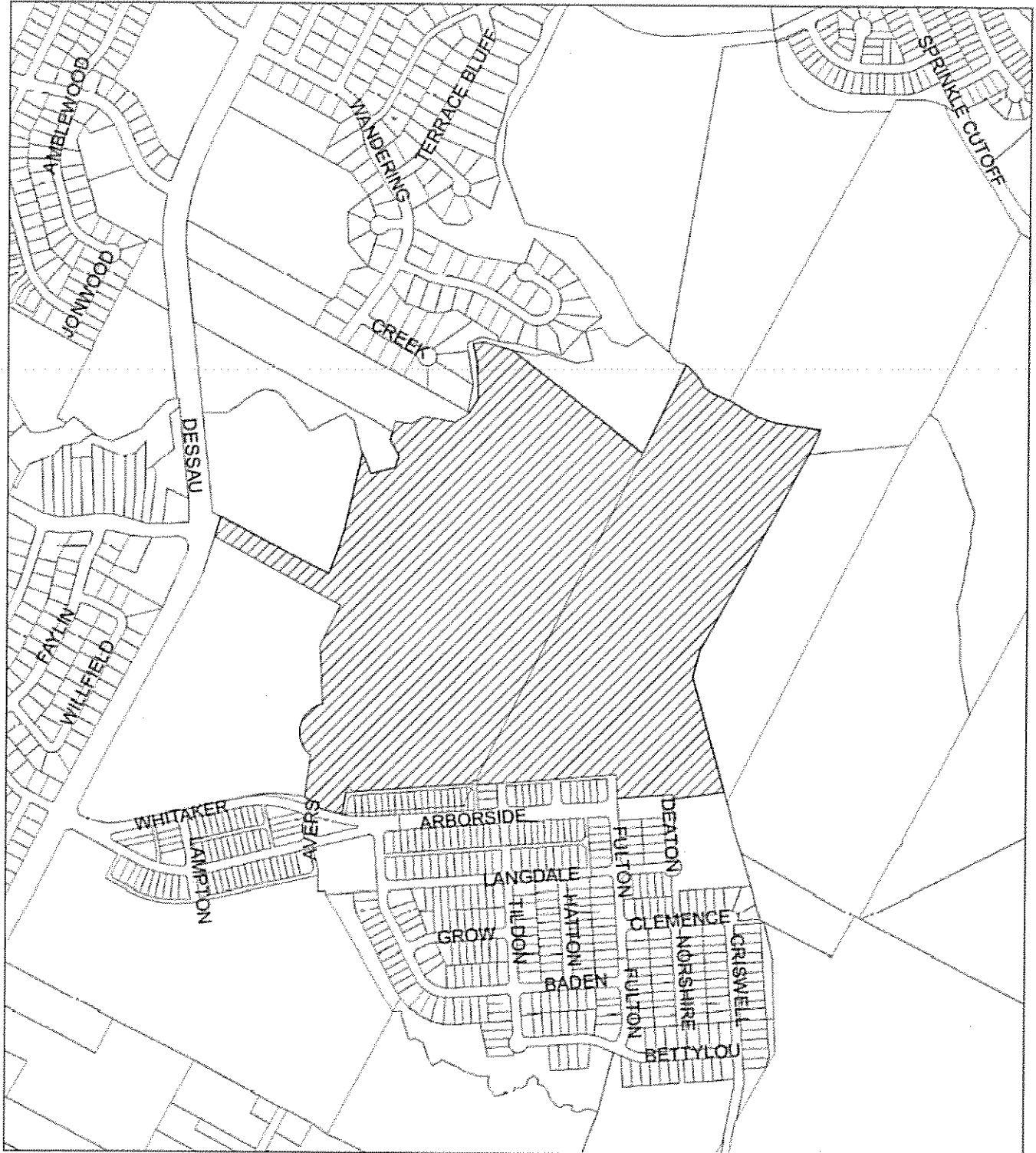




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 Subject Tract  
 Base Map

CASE#: C8-2018-0176  
 LOCATION: 1501- 1/2 ARBORSIDE DR

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.