

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0143

ZAP DATE: 3/2/21

SUBDIVISION NAME: Howard Lane, A Small Lot Subdivision Preliminary Plan

AREA: 119.38 acres

LOT(S): 508

OWNER/APPLICANT: Clayton Properties Group, Inc. Brohn Homes (Tyler Gatewood)

AGENT: BGE, Inc. (Adam Berry)

ADDRESS OF SUBDIVISION: 2906 East Howard Lane

GRIDS: P-33, Q-33

COUNTY: Travis

WATERSHED: Harris Branch and Gilleland Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family, Drainage, Pond, Commercial

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: Two Administrative Variances have been granted in accordance with 30-5-42 for cut and fill from 4-8 feet.

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval of Howard Lane, A Small Lot Subdivision Preliminary Plan consisting of 508 lots on 119.38 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this preliminary plan. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

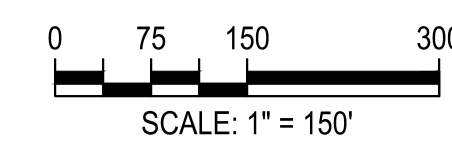
PHONE: 512-854-7687

Email address: sarah.sumner@traviscountytx.gov

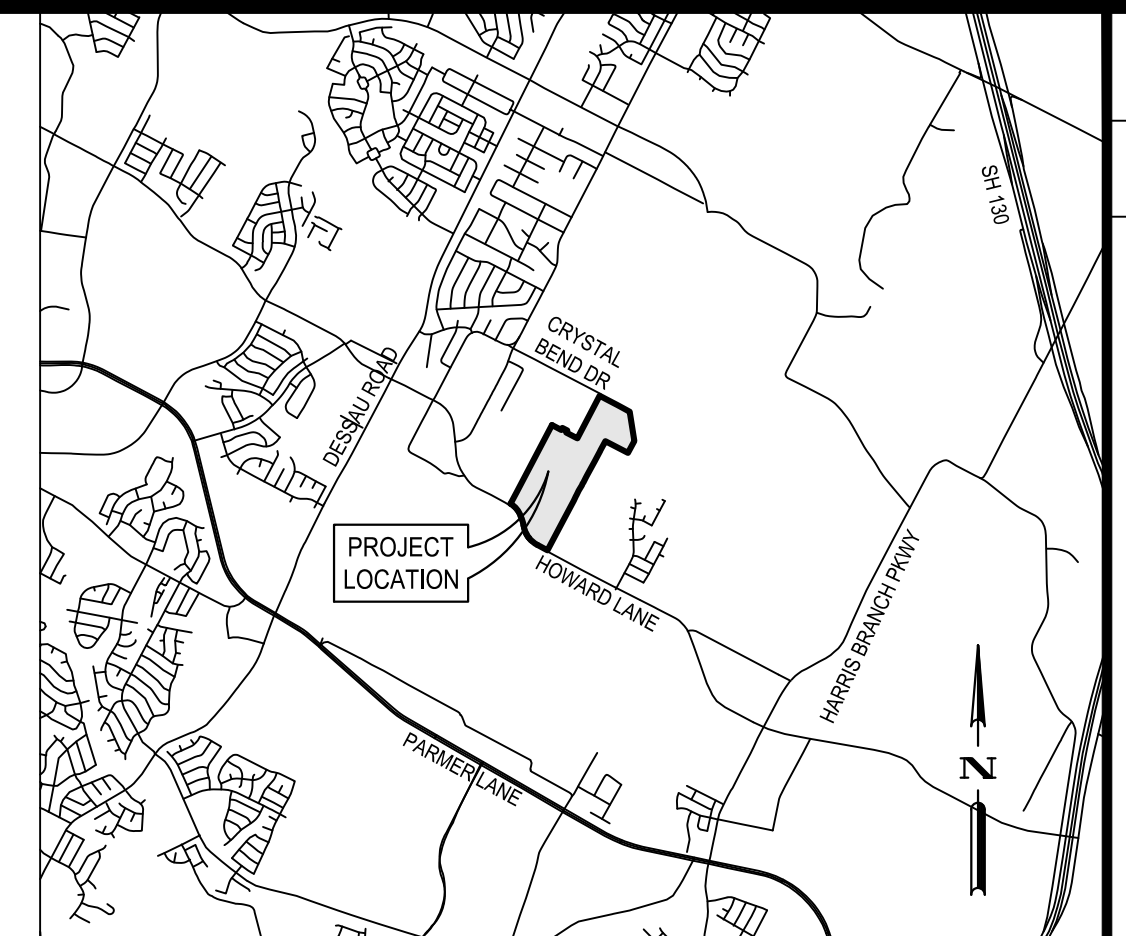
PRELIMINARY PLAN

BIEBAS-PATRICK FAMILY PARTNERSHIP, LTD.
2504 VELASQUEZ DR, AUSTIN, TX 78703
20.986 ACRES
DOC. NOS. 2001000289 & 2016096839 O.P.R.T.C.
(AS DESCRIBED IN VOL. 10837, PG. 574 R.P.R.T.C.)

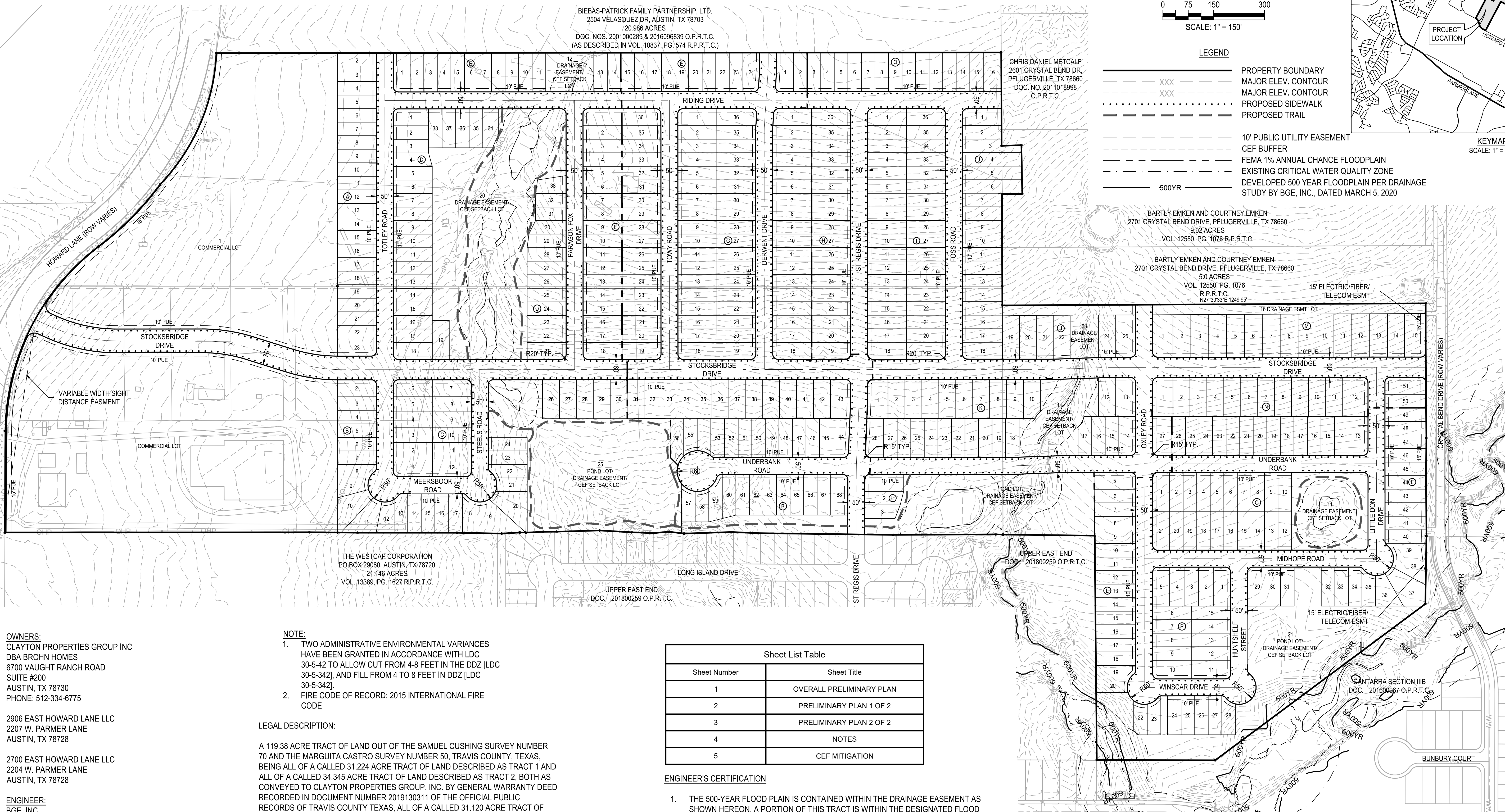
CHRIS DANIEL METCALE
2601 CRYSTAL BEND DR,
PFLUGERVILLE, TX 78660
DOC. NO. 2011018998
O.P.R.T.C.



10' PUBLIC UTILITY EASEMENT
CEF BUFFER
FEMA 1% ANNUAL CHANCE FLOODPLAIN
EXISTING CRITICAL WATER QUALITY ZONE
DEVELOPED 500 YEAR FLOODPLAIN PER DRAINAGE
STUDY BY BGE, INC., DATED MARCH 5, 2020



KEYMAP
SCALE: 1" = 500'



OWNERS:
CLAYTON PROPERTIES GROUP INC
DBA BROHN HOMES
6700 VAUGHT RANCH ROAD
SUITE #200
AUSTIN, TX 78730
PHONE: 512-334-6775

2906 EAST HOWARD LANE LLC
2207 W. PARMER LANE
AUSTIN, TX 78728

2700 EAST HOWARD LANE LLC
2204 W. PARMER LANE
AUSTIN, TX 78728

ENGINEER:
BGE, INC.
101 WEST LOUIS HENNA BLVD.,
SUITE 400
AUSTIN, TX 78728
PHONE: 512-879-0400

TOTAL NO. OF LOTS: 508

NO. OF BLOCKS: 17
NO. OF 40' LOTS: 433
NO. OF 50' LOTS: 64
NO. OF SINGLE FAMILY LOTS: 497
NO. OF POND LOTS: 3
NO. OF DRAINAGE EASEMENT LOTS: 6
NO. OF COMMERCIAL LOTS: 2

TOTAL LINEAR FOOTAGE OF STREETS: 18,146 LF

TOTAL ACREAGE : 119.38 ACRES

APPLICATION SUBMITTAL DATE: _____.

NOTE:

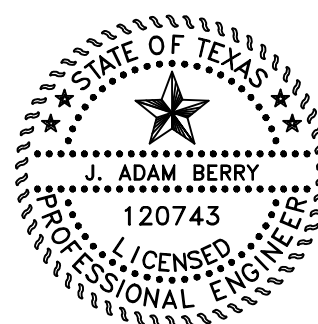
1. TWO ADMINISTRATIVE ENVIRONMENTAL VARIANCES HAVE BEEN GRANTED IN ACCORDANCE WITH LDC 30-5-42 TO ALLOW CUT FROM 4-8 FEET IN THE DDZ [LDC 30-5-342], AND FILL FROM 4 TO 8 FEET IN DDZ [LDC 30-5-342].
2. FIRE CODE OF RECORD: 2015 INTERNATIONAL FIRE CODE

LEGAL DESCRIPTION:

7 A 119.38 ACRE TRACT OF LAND OUT OF THE SAMUEL CUSHING SURVEY NUMBER 70 AND THE MARGUITA CASTRO SURVEY NUMBER 50, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 31.224 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 AND ALL OF A CALLED 34.345 ACRE TRACT OF LAND DESCRIBED AS TRACT 2, BOTH AS CONVEYED TO CLAYTON PROPERTIES GROUP, INC. BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019130311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, ALL OF A CALLED 31.120 ACRE TRACT OF LAND AS CONVEYED TO CLAYTON PROPERTIES GROUP, INC. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019168893 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, THE REMAINING PORTION OF A CALLED 39.536 ACRE TRACT OF LAND AS CONVEYED TO 2700 EAST HOWARD LANE LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2013212648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, THE REMAINING PORTION OF A CALLED 48.915 ACRE TRACT OF LAND AS CONVEYED TO 2609 EAST HOWARD LANE LLC BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2017164973 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND A PORTION OF LOT A OF THE D. W. PATRICK ADDITION, A SUBDIVISION RECORDED IN VOLUME 78, PAGE 293 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

HARRIS BRANCH WATERSHED AND GILLELAND CREEK WATERSHED (SUBURBAN)

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD PLAIN MAP NUMBERS 48453C0290J & 48453C0270J



Sheet List Table	
Sheet Number	Sheet Title
1	OVERALL PRELIMINARY PLAN
2	PRELIMINARY PLAN 1 OF 2
3	PRELIMINARY PLAN 2 OF 2
4	NOTES
5	CEF MITIGATION

ENGINEER'S CERTIFICATION

1. THE 500-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0290J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014 AND #48453C0270J, TRAVIS COUNTY, TEXAS, DATED 08/18/2014.
2. THIS PLAN IS COMPLETE, ACCURATE, AND IN COMPLIANCE WITH THE REQUIREMENTS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES, EXCEPT FOR THE SPECIFIED VARIANCES AND WAIVERS DESCRIBED HEREON.


REGISTERED PROFESSIONAL ENGINEER

HOWARD LANE, A SMALL LOT SUBDIVISION
AUSTIN, TEXAS

OVERALL PRELIMINARY PLAN

BGE, INC.
101 W Louis Henna Blvd, Suite 400
AUSTIN, TX 78728
TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com



DRAWN BY: MKS

REVIEWED BY: BAW

DESIGNED BY: MKS

EV	△	△	△	△	△
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DESCRIPTION

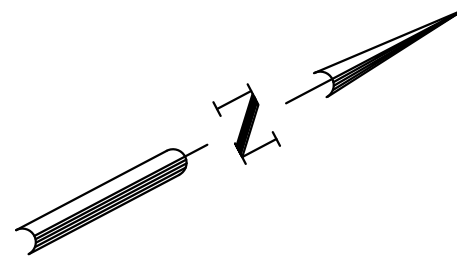
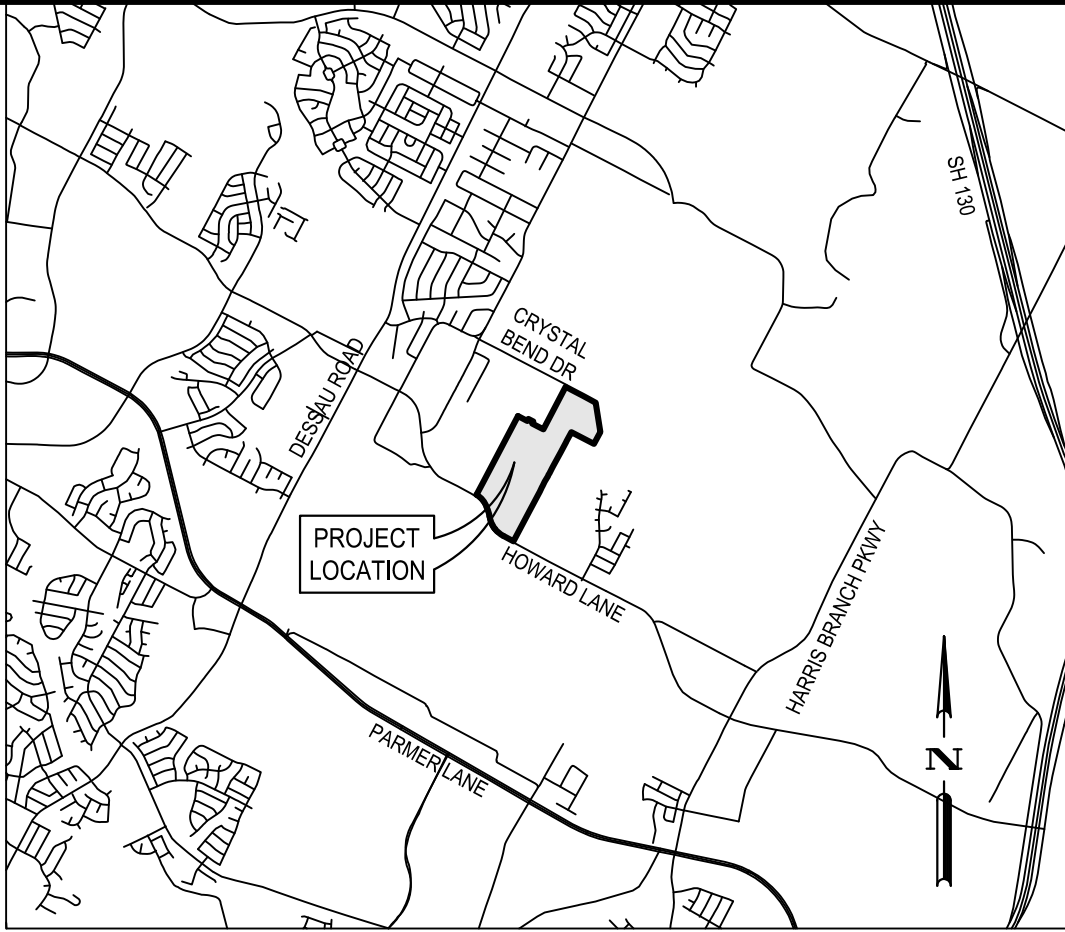
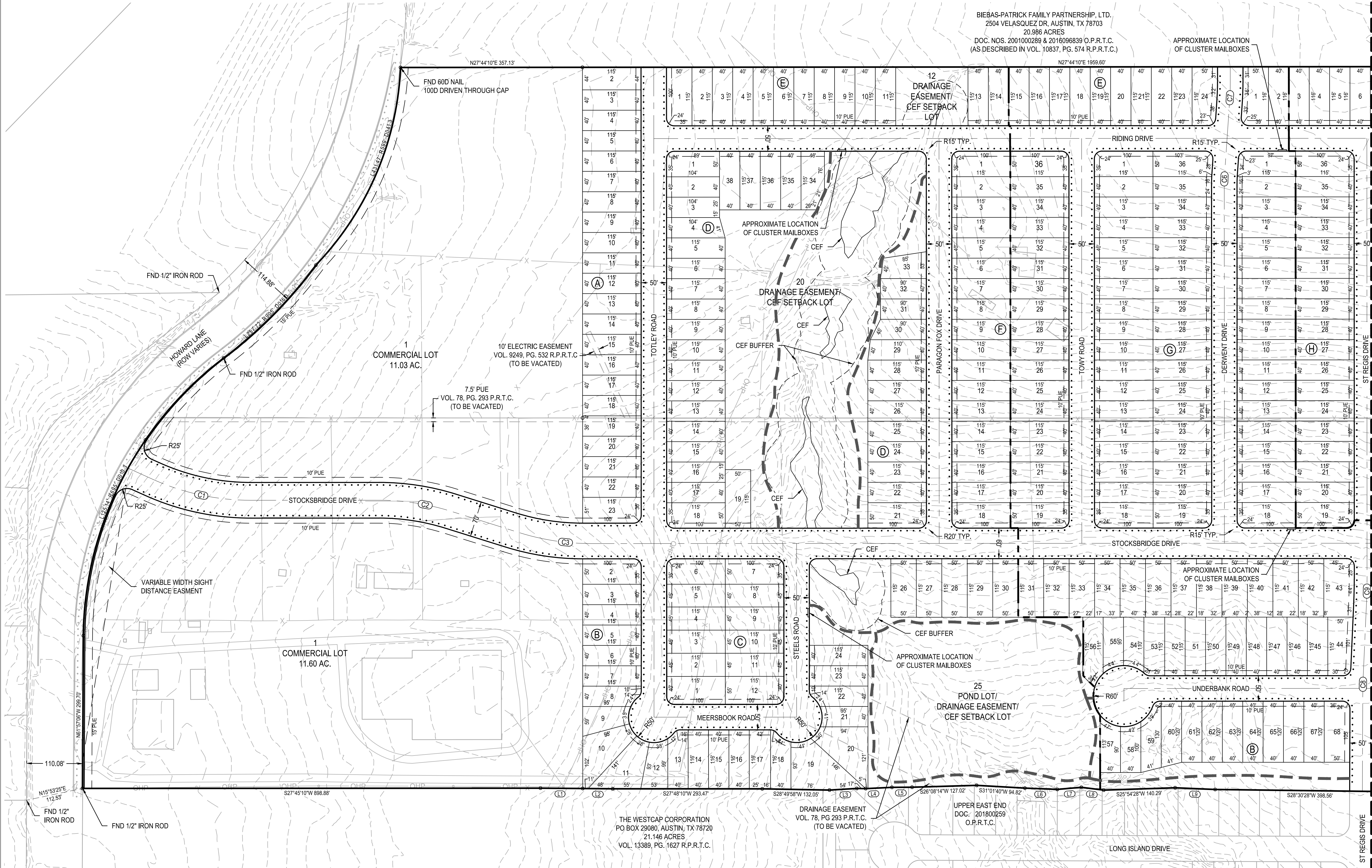
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THE LOCATION OF FIRE HYDRANTS WAS NOT INCLUDED WITH THIS SUBMITTAL. THIS INFORMATION WILL BE REQUIRED WHEN THE SITE PLAN IS SUBMITTED FOR THIS PROJECT.

INFORMATION REGARDING THE FIRE PROTECTION WATER SUPPLY WAS NOT PROVIDED WITH THIS SUBMITTAL. THIS INCLUDES THE SIZE AND LOCATION OF UNDERGROUND FIRE LINES AND UTILITY DETAILS. THIS INFORMATION WILL BE REQUIRED WHEN THE SITE PLAN IS SUBMITTED FOR THIS PROJECT.

AN ENGINEERED WATER MODEL WAS NOT PROVIDED WITH THIS PLAN SUBMITTAL. THIS INFORMATION WILL BE REQUIRED WHEN THE SITE PLAN IS SUBMITTED FOR THIS PROJECT.



0 50' 100' 200'
SCALE: 1" = 100'

LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- 10' PUBLIC UTILITY EASEMENT
- CEF BUFFER
- FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EXISTING CRITICAL WATER QUALITY ZONE
- DEVELOPED 500 YEAR FLOODPLAIN PER DRAINAGE STUDY BY BGE, INC., DATED MARCH 5, 2020

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	82.994	S28° 17' 10.07"W
L2	58.986	S28° 17' 10.07"W
L3	53.671	S24° 25' 05.97"W
L4	51.606	S25° 03' 17.79"W
L5	39.489	S27° 23' 45.10"W
L6	63.607	S30° 03' 42.79"W
L7	47.345	S22° 52' 06.79"W
L8	44.265	S34° 55' 02.79"W

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	DELTA
C1	198.774	470.000	024.2317
C2	142.847	470.000	017.4139
C3	142.824	470.000	017.4110
C6	20.510	300.000	003.9172
C7	34.184	500.000	003.9172
C8	40.575	1000.000	002.3248
C9	44.956	1000.000	002.5758

HOWARD LANE, A SMALL LOT SUBDIVISION
AUSTIN, TEXAS

PRELIMINARY PLAN 1 OF 2



SHEET
2 OF 5

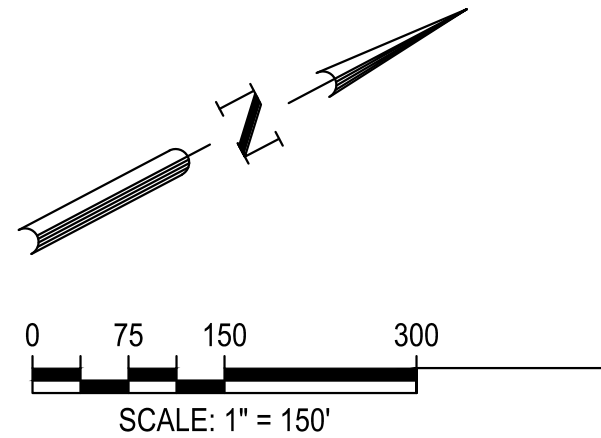
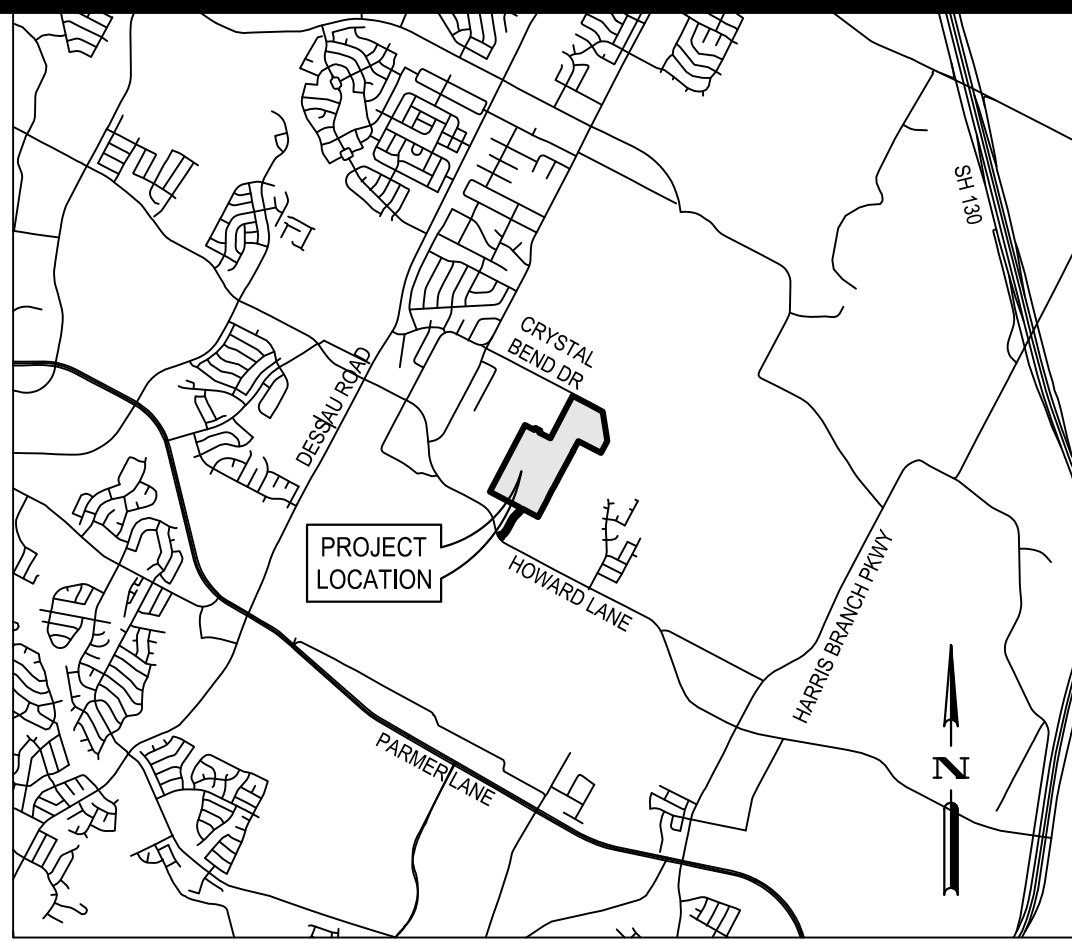
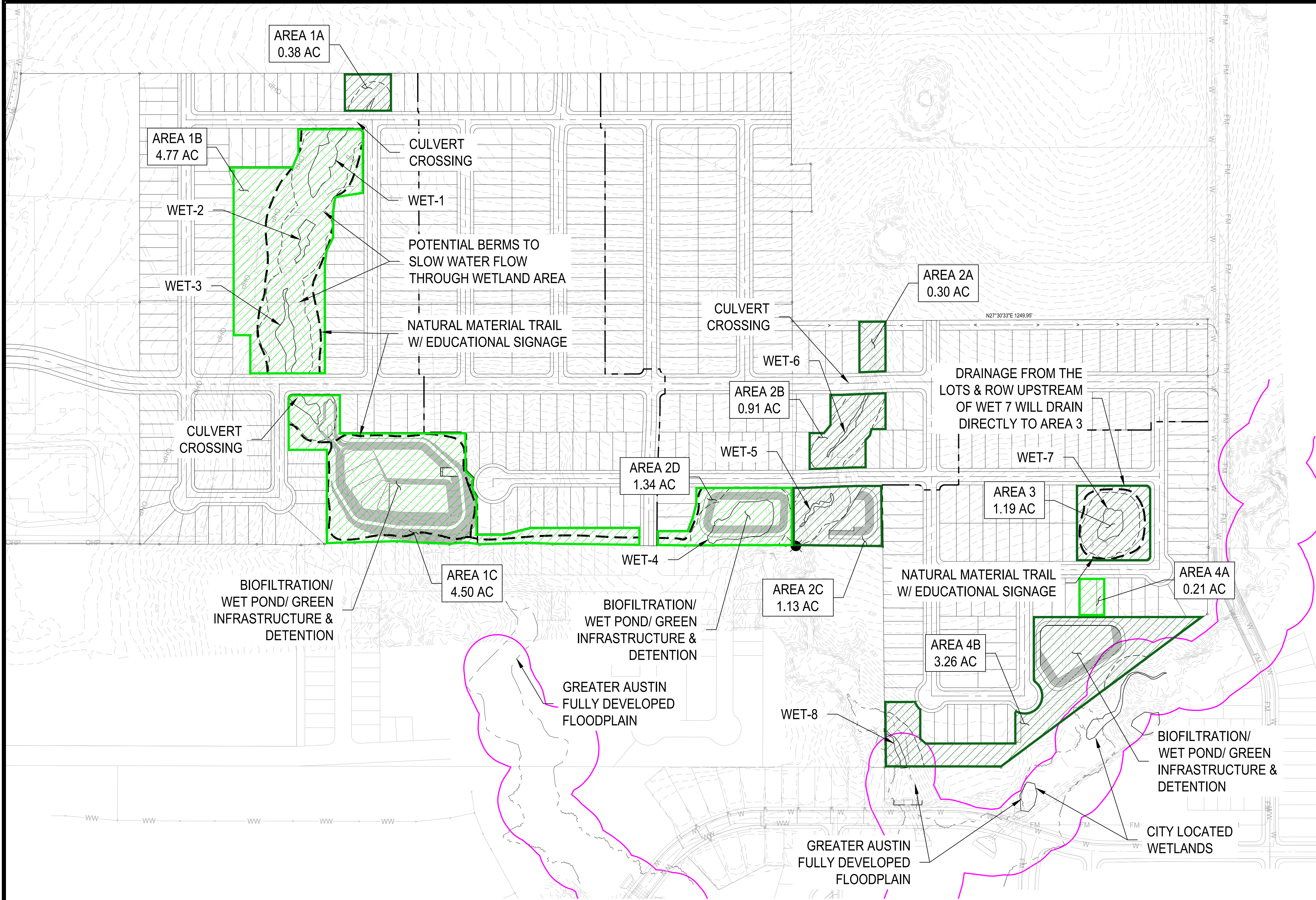
CASE # C8J-2019-0143

DESIGNED BY:	MKS
REVIEWED BY:	BAW
DRAWN BY:	MKS
DATE	APR



BGE, INC.
101 W. Louis Harris Blvd. Suite 400
AUSTIN, TX 78728
TYPE Registration No. F-1046
TEL 512.679.9460 www.bgeinc.com

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LEGEND

- PROPERTY BOUNDARY
- MAJOR ELEV. CONTOUR
- MAJOR ELEV. CONTOUR
- ENHANCED AREA
- UNENHANCED AREA
- CRITICAL WATER QUALITY ZONE
- ** Mitigation And Enhancement Plan

- Buffers
- Buffers around Wet 1, 2, 3, 4, 5, 6, 7, & 8. WET-4 to be converted to biofiltration pond.
 - Natural Material Trail (mulch or decomposed granite) with Educational Signage in Buffer Area - Provides community opportunity to experience and be educated on wetland functions
 - Remainder of Buffer area will be kept in natural state and protected from regular mowing by restrictive covenant.

- Water Quality
- Water Quality Controls will consist of Biofiltration Ponds and Rain Gardens or other approved permanent BMPs's
 - Residential Lots adjacent to wetlands and wetland buffers will drain towards buffer to maintain drainage area to wetlands and allow wetlands to provide natural water quality pre-treatment to runoff.

- Culvert Crossings
- Culvert Crossings will consist of multi-barrel, low head culverts to maintain more natural dispersed flow patterns. This will provide lower exit velocities and reduce potential for scour.

Plantings

- Restoration Plantings A:
- Riparian Recovery Seed Mix of herbaceous riparian plants native to the Black Land Prairie.
 - Restoration Area A will be limited to the non-impacted CEF footprints and Biofiltration ponds within Area 1
 - Ex. Bushy Bluestem and 33 other species of native forbs and grasses.

- Restoration Plantings B:
- Riparian Recovery Seed Mix of herbaceous riparian plants native to the Black Land Prairie and selective trees approved by the City of Austin.
 - Restoration Area B will be planted/broadcasted between the space between the CEF and Pond Footprints and the inner edges of the Nature Trail in Area 1 and within the entirety of Area 4A. Where there is no trail present around the CEF (as in Area 1A), the 50-ft CEF buffer will be used.
 - Tree species considered for planting include but are not limited to Bald Cypress, Black Willow, Bur Oak, and Pecan. To ensure a diverse structure, different classes of trees will be planted and seeds broadcasted when possible.

- Restoration Plantings C:
- Upland Wildflower Seed Mix. Restoration Area C exists between the Nature Trail (or 50-R CEF buffer) and the remaining extent of the Enhancement Areas.
 - 36 species of native forbs and grasses.
 - Ideal for pollinators i.e. native bees, Butterflies etc.

CEF MITIGATION TABLE					
CRITICAL ENVIRONMENTAL FEATURE	CURRENT WETLANDS (150' BUFFER)	HISTORIC WETLANDS (ADDITIONAL BUFFER)	MITIGATED AREA	UNENHANCED (1:1 CREDIT)	ENHANCED ** (2:1 CREDIT)
AREA 1A			0.38 AC	0.38 AC	--
AREA 1B	9.82 AC	3.60 AC	4.77 AC	--	9.54 AC
AREA 1C			4.50 AC	--	9.00 AC
AREA 2A			0.30 AC	0.30 AC	--
AREA 2B	6.53 AC	0.34 AC	0.91 AC	0.91 AC	--
AREA 2C			1.13 AC	1.13 AC	--
AREA 2D			1.34 AC	--	2.68 AC
AREA 3	2.74 AC	0.30 AC	1.19 AC	1.19 AC	--
AREA 4A	2.49 AC *	--	0.21 AC	--	0.42 AC
AREA 4B			3.26 AC	3.26 AC	--
SUBTOTALS	21.58 AC	4.24 AC	17.99 AC	7.17 AC	21.64 AC
		25.82 AC	28.81 AC - 1.50 AC (IMPERVIOUS/MAINTAINED AREAS) = 27.31 AC		

* AREA 4 INCLUDES AN ADDITIONAL 1.48 AC BUFFER AREA ADJACENT TO THE CITY LOCATED WETLANDS WITHIN 150' OF THE SITE BOUNDARY

DATE	REV	DESCRIPTION
APR		

DESIGNED BY: MKS
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**HOWARD LANE, A SMALL LOT SUBDIVISION
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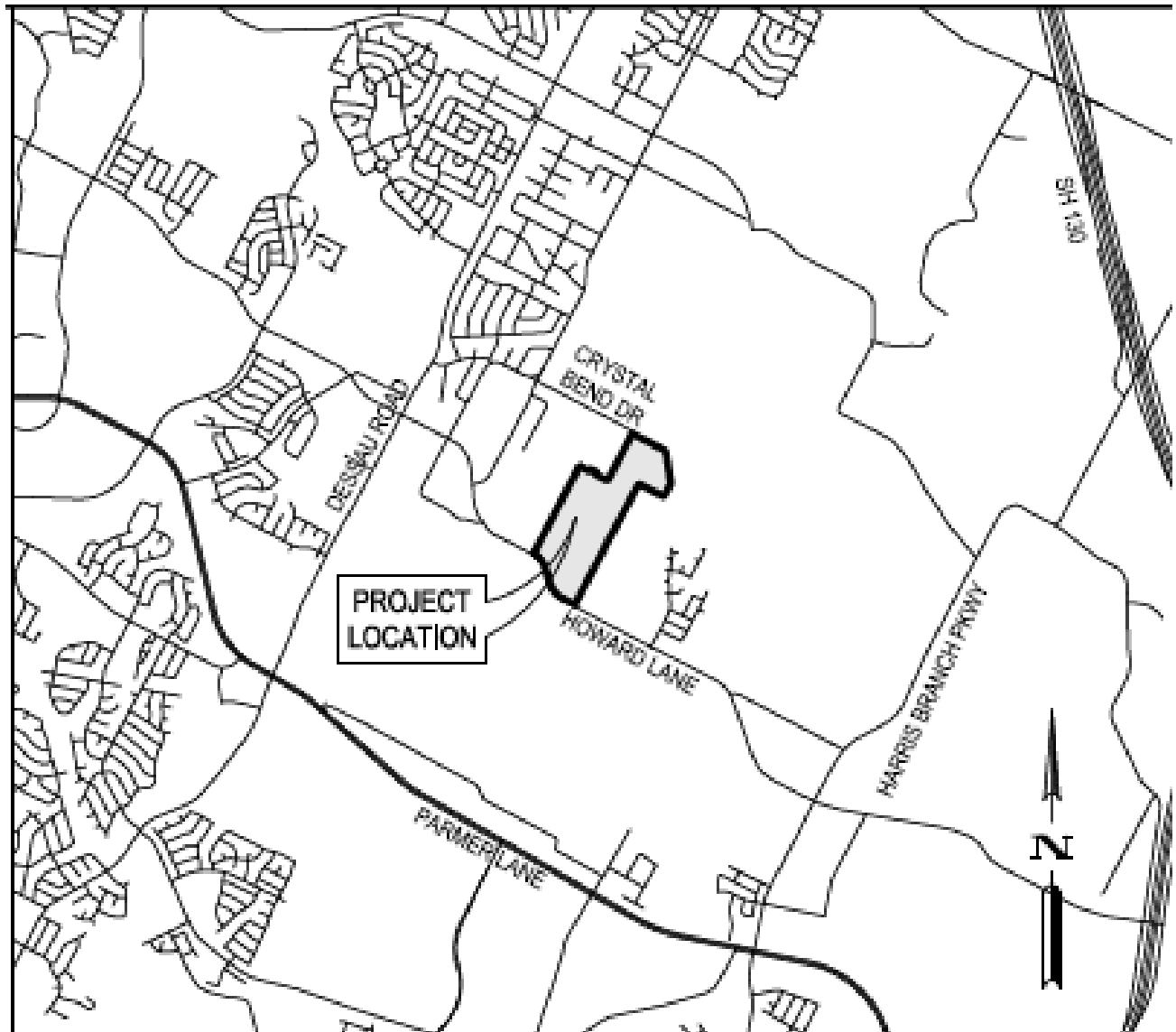
CEF MITIGATION

120743
120743
09/09/2020

SHEET
5 OF 5

Howard Lane Preliminary Plan

Location Map



KEYMAP
SCALE: 1" = 500'