

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0122.4A**COMMISSION DATE:** May 18, 2021**SUBDIVISION NAME:** EastVillage Single Family Phase 4 Final Plat**ADDRESS:** 4605 E Howard Ln**APPLICANT:** RH Pioneer North, LLC (Annie Atkinson)**AGENT:** T. Walter Hoysa, P.E. (LJA Engineering, Inc.)**ZONING:** PUD**NEIGHBORHOOD PLAN:** N/A**AREA:** 10.69 acres**LOTS:** 63**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Harris Branch (Suburban)**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Syndicate Rd, Cobalt Ln, Oxford Vineyard Ln, Poco Dr and Pear Light Rd.**DEPARTMENT COMMENTS:**

The request is for the approval of EastVillage Single Family Phase 4 Final Plat, a subdivision out of the approved EastVillage Single Family Phase 4 Preliminary Plan (C8-2018-0122) comprised of 63 lots on 10.69 acres.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The condition is that the applicant must post fiscal. This is an administrative action that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated May 14, 2021, and attached as Exhibit C.

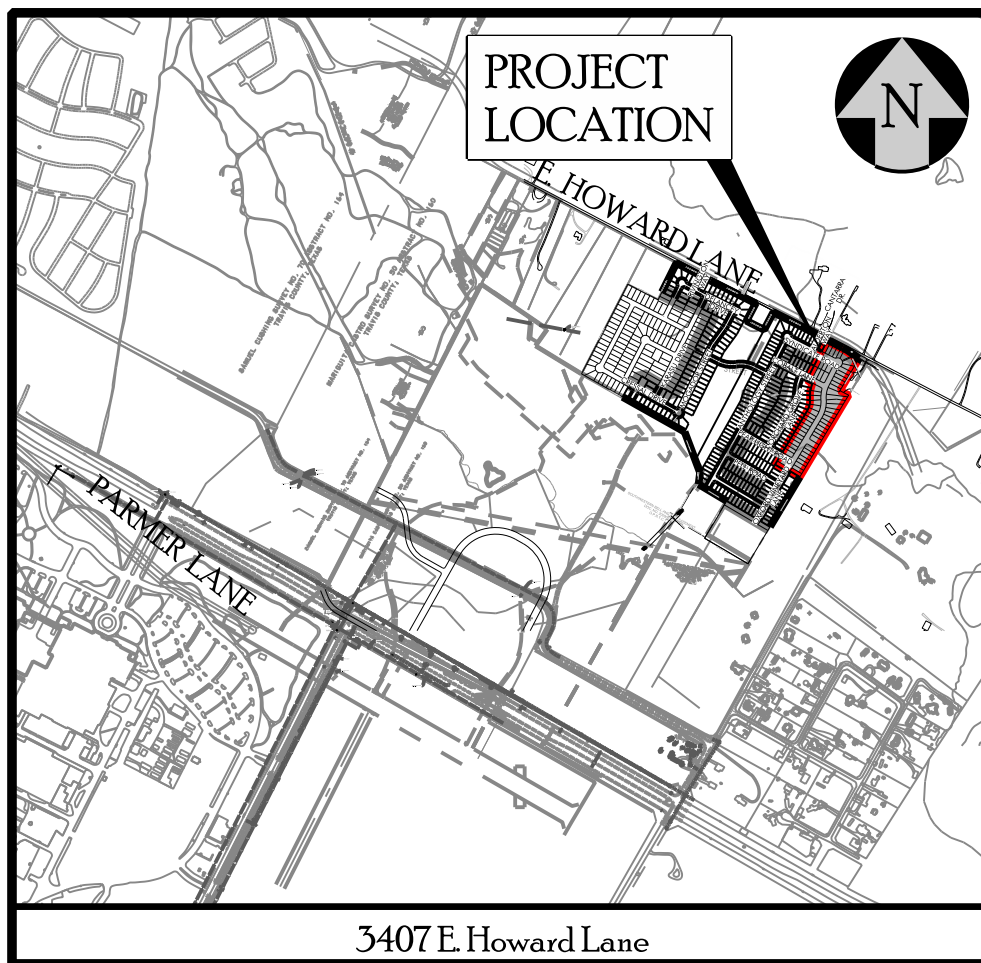
CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

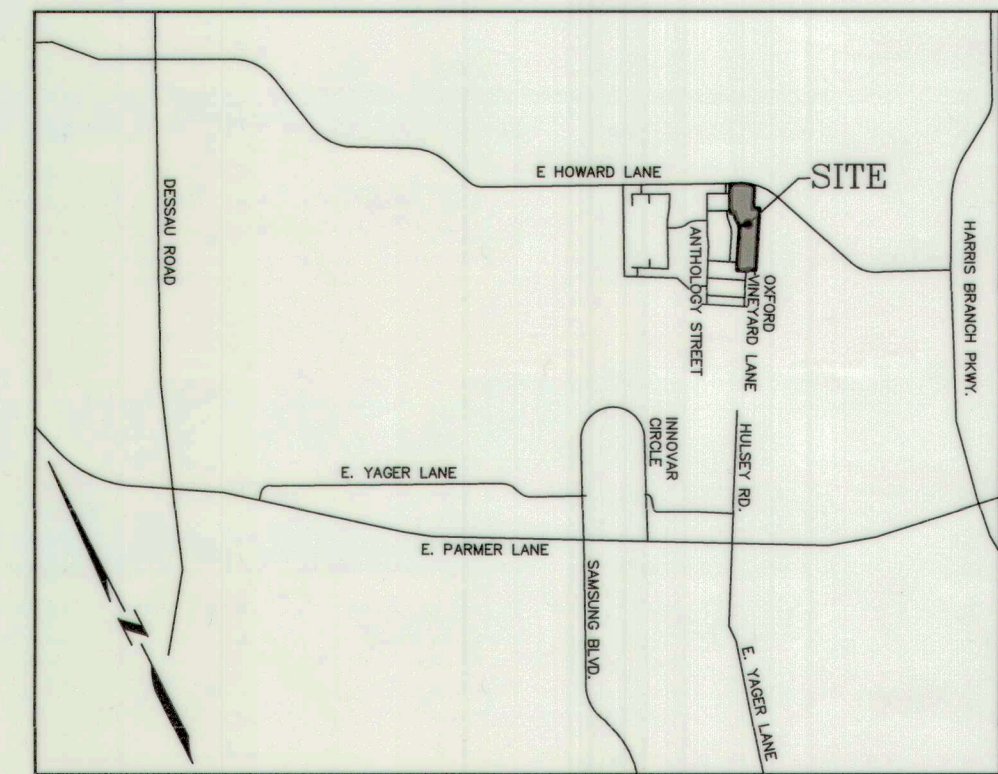
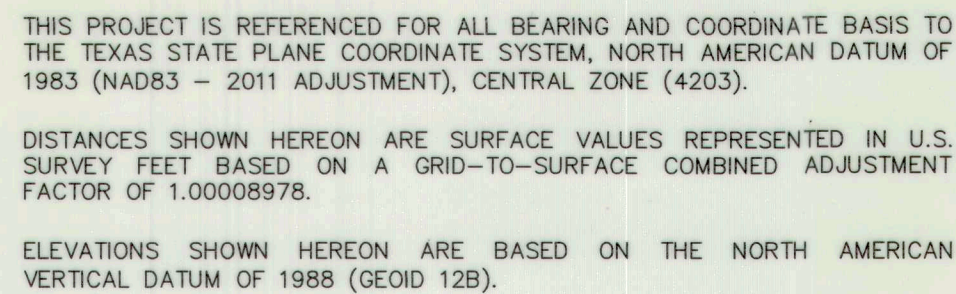
Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated May 14, 2021

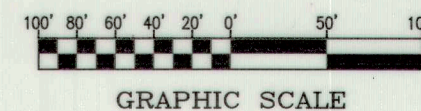
Legal Description:
EASTVILLAGE Single Family
Phase 4 Final Plat Doc. no. _____



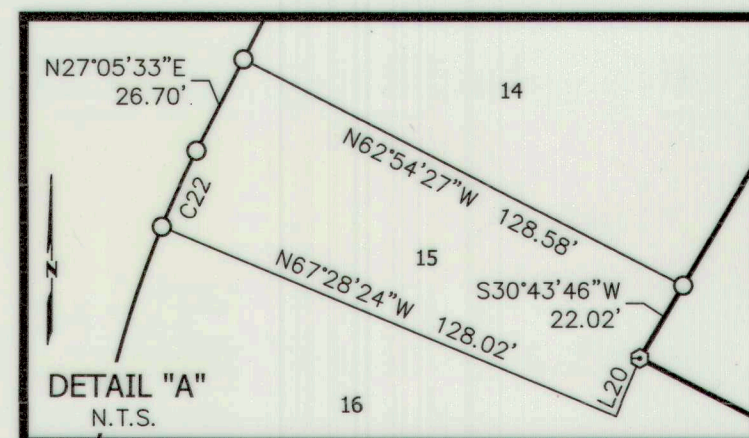


VICINITY MAP
(NOT TO SCALE)

LAND USE SUMMARY: EASTVILLE SINGLE FAMILY PHASE 4, FINAL PLAT		
TOTAL ACREAGE:		10.69 ACRES
RESIDENTIAL LOTS		63 LOTS
NUMBER OF BLOCKS:		5 BLOCKS
OXFORD VINEYARD LANE	(56' R.O.W.)	1,288 L.F.
SYNDICATE ROAD	(56' R.O.W.)	208 L.F.
COBALT LANE	(56' R.O.W.)	202 L.F.
POCO DRIVE	(56' R.O.W.)	148 L.F.
PEAR LIGHT ROAD	(56' R.O.W.)	143 L.F.
SUBMITTAL DATE:		



M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C26	328.00'	37.72'	6°35'22"	N00° 19' 31"W	37.70'
C27	328.00'	42.44'	7°24'51"	N06° 40' 35"E	42.41'
C28	328.00'	37.72'	6°35'22"	N13° 40' 41"E	37.70'
C29	328.00'	37.72'	6°35'22"	N20° 16' 03"E	37.70'
C30	328.00'	41.67'	7°16'44"	N27° 12' 06"E	41.64'
C31	328.00'	32.00'	5°35'25"	S12° 21' 01"W	31.99'
C32	328.00'	37.72'	6°35'22"	S06° 15' 38"W	37.70'
C33	328.00'	42.44'	7°24'51"	S00° 44' 29"E	42.41'
C34	328.00'	0.18'	0°01'55"	S04° 27' 51"E	0.18'
C35	272.00'	64.91'	13°40'26"	N02° 21' 24"E	64.76'
C36	272.00'	65.31'	13°45'24"	N16° 04' 19"E	65.15'
C37	272.00'	37.46'	7°53'26"	N26° 53' 44"E	37.43'

Point Table				
Point #	Northing	Easting	Elevation	Raw Description
62	10115563.20	3153474.00	666.05	CP PK LSI WASHER

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	25.00'	19.65'	45°02'08"	N85° 23' 52"W	19.15'
C2	50.00'	157.12'	180°02'38"	N17° 53' 37"W	100.00'
C3	25.00'	19.65'	45°02'08"	N49° 36' 37"E	19.15'
C4	272.00'	149.89'	31°34'22"	N11° 18' 22"E	148.00'
C5	328.00'	202.20'	35°19'16"	N13° 10' 50"E	199.02'
C6	15.00'	23.56'	90°00'00"	N14° 09' 32"W	21.21'
C7	15.00'	23.56'	90°00'00"	S75° 50' 28"W	21.21'
C8	15.00'	23.56'	90°00'00"	S14° 09' 32"E	21.21'
C9	15.00'	23.56'	90°00'00"	S75° 50' 28"W	21.21'
C10	272.00'	167.68'	35°19'16"	S13° 10' 50"W	165.04'
C11	328.00'	112.35'	19°37'33"	S05° 19' 58"W	111.80'
C12	15.00'	20.43'	78°01'32"	S23° 52' 02"E	18.88'
C13	15.00'	23.57'	90°01'39"	S72° 06' 23"W	21.22'
C14	25.00'	39.26'	89°58'21"	S17° 53' 37"E	35.35'
C15	25.00'	14.22'	32°35'47"	S79° 10' 41"E	14.03'
C16	25.00'	5.43'	12°26'22"	N78° 18' 15"E	5.42'
C17	50.00'	39.70'	45°29'46"	N85° 10' 03"W	38.67'
C18	50.00'	32.61'	37°22'02"	N43° 44' 09"W	32.03'
C19	50.00'	32.72'	37°29'55"	N06° 18' 11"W	32.14'
C20	50.00'	35.87'	41°06'16"	N32° 59' 55"E	35.11'
C21	50.00'	16.21'	18°34'39"	N62° 50' 22"E	16.14'
C22	272.00'	21.68'	4°33'57"	S24° 48' 34"W	21.67'
C23	272.00'	73.52'	15°29'10"	S14° 47' 01"W	73.29'
C24	272.00'	54.69'	11°31'15"	S01° 16' 49"W	54.60'
C25	328.00'	4.92'	0°51'37"	N04° 03' 00"W	4.92'

Line Table		
Line #	Direction	Length
L1	S48° 19' 39"E	55.74'
L2	S30° 43' 46"W	20.37'
L3	S48° 19' 39"E	20.37'
L4	S30° 50' 28"W	21.65'
L5	N22° 56' 05"E	52.17'
L6	N04° 26' 28"E	49.18'
L7	N00° 48' 21"W	56.78'
L8	N03° 17' 15"E	51.65'
L9	N16° 37' 09"E	79.67'
L10	N62° 52' 48"W	61.55'
L11	N27° 05' 33"E	56.00'
L12	N62° 52' 48"W	7.00'
L13	S62° 52' 48"E	3.42'
L14	N59° 09' 32"W	105.00'
L15	N59° 09' 32"W	105.00'
L16	S30° 50' 28"W	80.42'
L17	S59° 09' 32"E	100.00'
L18	N59° 09' 32"W	100.00'
L19	S62° 52' 48"E	103.89'
L20	S22° 31' 36"W	16.24'
L21	S62° 52' 48"E	26.53'

LSI LANDESIGN ★
SERVICES, INC.

10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPCL'S FIRM NO. 10001800
512-238-7901

EASTVILLAGE
SINGLE FAMILY PHASE 4
FINAL PLAT

[illegible]

PROJECT NAME: PIONEER CROSSING	SCALE: 1" = 100'
DATE: 11/12/20	DRAWING FILE PATH: L:\J171-030 PIONEER CROSSING\DWG\SEASTV.LLAGE PH 4.DWG
JOB NUMBER: 17-030	FIELDNOTE FILE PATH:
	N/A
APRLS: JCK	TECH: JRM
DESIGNED BY: TEST	PARTYCHIEF: N/A
CHECKED BY: TEST	FIELDWORK: N/A

DRAWING NAME:
EASTVILLAGE PH 4

SHEET
01 of 02

C8-2018-0122.4A

**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**

CASE NUMBER: C8-2018-0122.4A
UPDATE: U1
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: East Village Single Family Phase 4
LOCATION: 3407 E HOWARD LN

SUBMITTAL DATE: May 5, 2021
FINAL REPORT DATE: May 12, 2021

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Elsa Garza
Environmental: Pamela Abee-Taulli
Subdivision: Joey de la Garza

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

Subdivision Review - Joey de la Garza - 512-974-2664

All comments cleared.

Transportation Planning - Martin Laws - 512-974-6351

TR1. Provide the following note stating that streets will be constructed to City of Austin standards. LDC 25-6-171(a).

U1. Comment cleared

TR2. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC 25-4-157(B).

U1. Comment cleared

Environmental Review - Pamela Abee-Taulli - 512-974-1879

EV 1 Cleared

EV 2 Fiscal is approved. Please contact the Fiscal Office at FiscalSurety@austintexas.gov for payment information. Please let me know when it is posted so I can clear the comment. Thank you.

END OF REPORT