SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-96-0003.07 (Pioneer Crossing PUD Amendment #7)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as the Northeast Intersection of Samsung Boulevard and Sprinkle Cutoff Road from PUD, Planned Unit Development District, zoning to PUD, Planned Unit Development District, zoning.

The applicant is requesting to amend the Pioneer Crossing Planned Unit Development (PUD) to change the permitted land use on Tracts E-20A, W-21 and W-22 from the SF-2, Single-Family Residence-Standard Lot District, to the SF-5, Urban Family Residence District.

The Ordinance reflects those conditions imposed by Council on 1st reading.

PROPERTY OWNER: Pioneer Austin East Development I, Ltd. (Ralph Reed)

AGENT: Longaro & Clarke L.P. (Alex G. Clarke / Walter Hoysa)

DATE OF FIRST READING/VOTE:

July 24, 2008: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem McCracken-1st, Council Member Morrison-2nd. The condition was to require detached single family homes.

CITY COUNCIL DATE: September 25, 2008

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis **PHONE:** 974-3057, sherri.sirwaitis@ci.austin.tx.us

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED GENERALLY IN THE VICINITY OF THE NORTHEAST INTERSECTION OF SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Pioneer Crossing planned unit development is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane and Dessau Road and more particularly described by metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No. 20050512-058.

PART 2. Pioneer Crossing planned unit development was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No. 20050512-058 and Ordinance No. 20050728-077.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development ("Pioneer Crossing PUD"), described in Zoning Case No. C814-96-0003.07, on file at the Neighborhood Planning and Zoning Department, as follows:

Parcel No. E-20A: A 34.201 acre tract of land, more or less, out of the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance;

Parcel No. W-21: A 21.679 acre tract of land, more or less, consisting of a 6.495 acre tract and a 15.184 acre tract, out of the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and

Parcel No. W-22: A 64.148 acre tract of land, more or less, consisting of a 23.191 acre tract and a 40.957 acre tract, out of the Lucas Munos Survey No. 55, Abstract

No. 513, Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance (all parcels being known as the "Property"),

locally known as the property located in the vicinity of the northeast intersection of Samsung Boulevard and Sprinkle Cutoff Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

PART 4. This ordinance, together with the attached Exhibits A through E, constitutes the land use plan for the Pioneer Crossing planned unit development district ("Pioneer Crossing PUD"), and amends the Original Ordinance. The Pioneer Crossing PUD shall conform to the limitations and conditions set forth in the ordinance and the land use plan on record at the Neighborhood Planning and Zoning Department in File No. C814-96-0003.07. If this ordinance and the attached exhibits conflict, the ordinance applies.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit B of Ordinance No. 970410–I is amended as shown on Exhibit E of this ordinance. The attached exhibits are as follows:

Exhibits A-C:	Property description
Exhibit D:	Zoning map
Exhibit E:	Amended land use plan (2 pages)

PART 6. The Pioneer Crossing land use plan under the Original Ordinance, as amended, is modified and amended as to Parcels E-20, W-21, and W-22, as follows:

A. Parcel E-20 is divided to create two new tracts: Parcel E-20 and Parcel E-20A.

B. Exhibit D (*Permitted Uses Table)* is modified to change the current SF-2 district use to SF-5 district use for Parcels E-20A, W-21, and W-22.

C. Development of Parcels E-20A, W-21, and W-22 shall be as single family residential use. All other residential uses are prohibited.

D. Exhibit C *(Site Development Criteria and Land Use Summary)* is modified to adjust the density figures for each named parcel allowed under the revised land use. The overall net change in density for the entire Pioneer Crossing PUD will remain the same.

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 970410-I, as amended, remain in effect.

PART 8. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

§
§
_____, 2008 § _____
Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

Landesign Services, Inc.
555 Round Rock West Drive
Bldg. D, Suite 170
Round Rock, Texas 78681
512-238-7901 office
512-238-7902 fax

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

BEING 34.101 ACRES OF LAND, AS SURVEYED BY LANDESIGN SERVICES, INC., BEING OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 36.912 ACRE TRACT AND A CALLED 86.214 ACRE TRACT CONVEYED BY ART COLLECTION, INC. TO PIONEER AUSTIN EAST DEVELOPMENT I, LTD. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2003258688 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar with cap marked "G&R" found in the north line of said 36.912 acres and the southeast corner of Lot 2 Block BBB, Pioneer Crossing East Section 6, a subdivision recorded in Document No. 2004001143 of the Official Public Records of Travis County, Texas;

Thence along north line of said 36.912 acre tract and the east line of said Pioneer Crossing East Section 6, the following 3 courses;

1. North 22°11'45"East a distance of 165.00 feet to a 1/2 inch iron rebar with cap marked "G&R" found;

2. North 67°48'15"West a distance of 5.00 feet to a 1/2 inch iron rebar with cap marked "G&R" found;

3. North 22°11'45"East a distance of 395.00 feet to a 1/2 inch iron rebar with cap marked "G&R" found at the northeast corner of Lot 21 Block FFF Pioneer Crossing East Section 6 in the south line of Lot 19, Block FFF, Pioneer Crossing East Section 5, a subdivision in Travis County, Texas recorded in Document No. 200400142 of the Official Public Records of Travis County, Texas;

Thence South 67°48'15"East a distance of 213.80 feet along the south line of Pioneer Crossing East Section 5 to a 1/2 inch iron rebar with cap marked "SAM" found at the southeast corner of Lot 17, Block FFF, Pioneer Crossing East Section 5 and the southwest corner of Lot 1, Block FFF, Pioneer Crossing East Section 4, a subdivision in Travis County, Texas, recorded in Document No. 2004001141 of the Official Public Records of Travis County, Texas;

Thence along the south line of Pioneer Crossing East Section 4 the following 4 courses;

1. South 67°48'15"East a distance of 95.55 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

2. South 70°49'31"East a distance of 78.84 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

3. South 31°16'12"East a distance of 105.00 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

4. South 67°47'47"East a distance of 49.37 feet to a 1/2 inch iron rebar with cap marked "SAM" found at the southeast corner of Lot 1, Block FFF, Pioneer Crossing East Section 4, and in the east line of said 86.214 acre tract and the west line of a called 14.02 acre tract conveyed to Hai Nguyen in General Warranty Deed recorded in Document No. 2006091509 of the Official Property Records of Travis County, Texas;

Thence South 23°12'13"West a distance of 1512.33 feet along the east line of said 86.214 acre tract and the east line of said 36.912 acre tract, the west line of said 14.02 acre tract and the west line of a called 22.393 acre tract conveyed to Yuh Jaan Wey and wife, Yecu Chyn Wey, in Cash Warranty Deed recorded in Volume 13228, Page 2391 of the Real Property Records of Travis County, Texas to a calculated point in the north line of a called 15.14 acres conveyed to the City of Austin in Warranty Deed recorded in Volume 3459, Page 1939 of the Deed Records of Travis County, Texas, for the southeast corner of said 36.912 acre tract and the southwest corner of said 22.393 acre tract, from which a 1/2 inch iron rebar with cap marked "SAM" found bears North 02°25'39"West a distance of 0.39 feet;

Thence North 73°45'58"West a distance of 1070.83 feet along the south line of said 36.912 acre tract and the north line of said 15.14 acre tract to a 1/2 inch iron rebar with cap marked "SAM" found at the southeast corner of Pioneer Crossing East Section 6;

Thence along the east line of said Pioneer Crossing East Section 6, the following twenty-five (25) courses;

1. North 33°11'41"West a distance of 108.48 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

2. North 05°44'52"East a distance of 106.07 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

3. North 44°41'24"East a distance of 53.03 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

4. South 45°18'36"East a distance of 100.00 feet to a 1/2 inch iron rebar with cap marked "SAM" found at the beginning of a non-tangent curve to the right;

5. Along said curve to the right, having a radius of 50.00 feet, a delta angle of 28°57'18", a length of 25.27 feet and a chord which bears North 59°10'04"East a distance of 25.00 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

6. North 16°21'17"West a distance of 100.00 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

7. North 73°38'43"East a distance of 43.85 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

8. South 73°45'58"East a distance of 60.55 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

9. North 16°14'02"East a distance of 53.00 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

10. North 12°50'55"East a distance of 97.98 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

11. North 01°34'19"West a distance of 95.35 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

12. North 10°54'55"West a distance of 52.29 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

13. South 79°05'05"West a distance of 56.00 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

14. South 66°01'39"West a distance of 48.31 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

15. North 15°09'39"West a distance of 124.95 feet to a 1/2 inch iron rebar with cap marked "SAM" found "found at the beginning of a non-tangent curve to the right;

16. Along said curve to the right, having a radius of 475.00 feet, a delta angle of 02°11'35", a length of 18.18 feet and a chord which bears North 75°56'09"East a distance of 18.18 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

17. North 12°58'03"West a distance of 175.85 feet to a 1/2 inch iron rebar with cap marked "SAM" found;

18. North 89°32'53"East a distance of 57.55 feet to a 1/2 inch iron rebar with cap marked "G&R" found;

19. North 79°05'01"East a distance of 500.27 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

20. North 88°07'18"East a distance of 47.86 feet to a 1/2 inch iron rebar with cap marked "G&R" found;

21. North 82°18'08"East a distance of 32.53 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

22. South 73°05'35"East a distance of 115.49 feet to a 1/2 inch iron rebar with cap marked "G&R" found;

23. South 67°48'15"East a distance of 60.00 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

24. North 22°11'45"East a distance of 5.36 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

25. South 67°48'15"East a distance of 120.00 feet to the POINT OF BEGINNING;

This parcel contains 34.10 acres of land, more or less, out of the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas. Description prepared from an on-the-ground survey made during May 2007. All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 83 Datum.

September 10, 2007

Tommy P. Watkins
Registered Professional Land Surveyor
State of Texas No. 4549

Date

Project Number: 011-07-013
L:\L&C\Pioneer Crossing Sect 12\FNOTES\011013 34.10ac.doc

STATE OF TEXAS
REGISTERED
TOMMY P. WATKINS
4549
PROFESSIONAL
LAND SURVEYOR

DESCRIPTION OF 6.495 ACRE TRACT OF LAND BEING SITUATED IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 6.498 ACRE TRACT OF LAND (PART 4), AS DESCRIBED IN THE DEED TO PIONEER AUSTIN EAST DEVELOPMENT I, LTD., AS RECORDED IN DOCUMENT NO. 2003258688, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.495 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1-inch iron pipe found in the west line of a called 1.672 acre tract of land known as Sprinkle Cutoff Road described in Travis County Road Book 2, Page(s) 404-405, same being in the north line of a called 40.957 acre tract of land (Part 5), as described in the deed to Pioneer Austin East Development I, LTD., as recorded in Document No. 2003258688, of the Official Public Records of Travis County, Texas, and the southeast corner of a called 16.48 acre tract of land, described in the deed to Pioneer at Walnut Creek, L.P., as recorded in Document No. 2006042471, of the Official Public Records of Travis County, Texas;

THENCE leaving said west line, and crossing said Sprinkle Cutoff Road, N 61° 20' 53" E, a distance of 52.66 feet to an axle found in the east line of said Sprinkle Cutoff Road for the southwest corner of a called 16.45 acre tract of land described in a deed to Sprinkle Creek Corporation, as recorded in Document No. 2006018100, of the Official Public Records of Travis County, Texas, same being in the east line of said Sprinkle Cutoff Road, for the northwest corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving said east line, with the north line of said 6.498 acre tract, same being a south line of said 16.45 acre tract the following three (3) courses and distances:

1. N 43° 19' 16" E, a distance of 290.44 feet to a 40D nail found,
2. N 42° 38' 35" E, a distance of 123.04 feet to a 5/8-inch iron pipe found, and
3. S 73° 25' 49" E, a distance of 141.75 feet to a calculated point in the west line of a called 85.439 acre tract of land described in the deed to the State of Texas, as recorded in Volume 11339, Page 2005, of the Real Property Records of Travis County, Texas, same being in the east line of said 6.498 acre tract, from which a 5/8-inch iron pipe found bears, S 73° 25' 49" E, a distance of 1.61 feet;

THENCE with said common line, S 11° 12' 59" E, a distance of 633.78 feet to a 1/2-inch iron rod found in the north right-of-way line of Samsung Boulevard, a 60-foot wide right-of-way;

THENCE leaving said common line, with said north right-of-way line, same being the south line of said 6.498 acre tract, S 79° 05' 01" W, a distance of 458.85 feet to a 1/2-inch iron rod found at the intersection of said Samsung Boulevard and said Sprinkle Cutoff Road;

THENCE with the arc of curve to the right a distance of 40.48 feet, through a central angle of 92° 45' 55", having a radius of 25.00 feet, and whose chord bears N 54° 32' 02" W, a distance of 36.20 feet to a 1/2-inch iron rod found in the east right-of-way line of said Sprinkle Cutoff Road;

THENCE with the east right-of-way line of said Sprinkle Cutoff Road, same being the west line of said 6.498 acre tract, the following four (4) courses and distances:

1. N 08° 09' 05" W, a distance of 214.56 feet to a calculated point,
2. N 10° 33' 14" W, a distance of 55.42 feet to a calculated point,
3. N 07° 50' 49" W, a distance of 114.92 feet to a calculated point, and

4. N 06° 51' 33" W, a distance of 45.79 feet to the **POINT OF BEGINNING**, and containing 6.495 acres of land more or less.

BEARING BASIS: Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1.00008.

This fieldnote does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and may not be used in any document intended to transfer title of the parcel as depicted herein. SAM, Inc. assumes not professional liability for use of this document in any document intended to transfer title.

This description is accompanied by a separate sketch; see Zoning Sketch to Accompany Field Note No. 4608", attached hereto and made a part hereof.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 24th day of September 2007 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
ROBERT E. BUTLER, JR.
5618
PROFESSIONAL
LAND SURVEYOR

Robert E. Butler, Jr.
Registered Professional Land Surveyor
No. 5618 - State of Texas

LEGEND

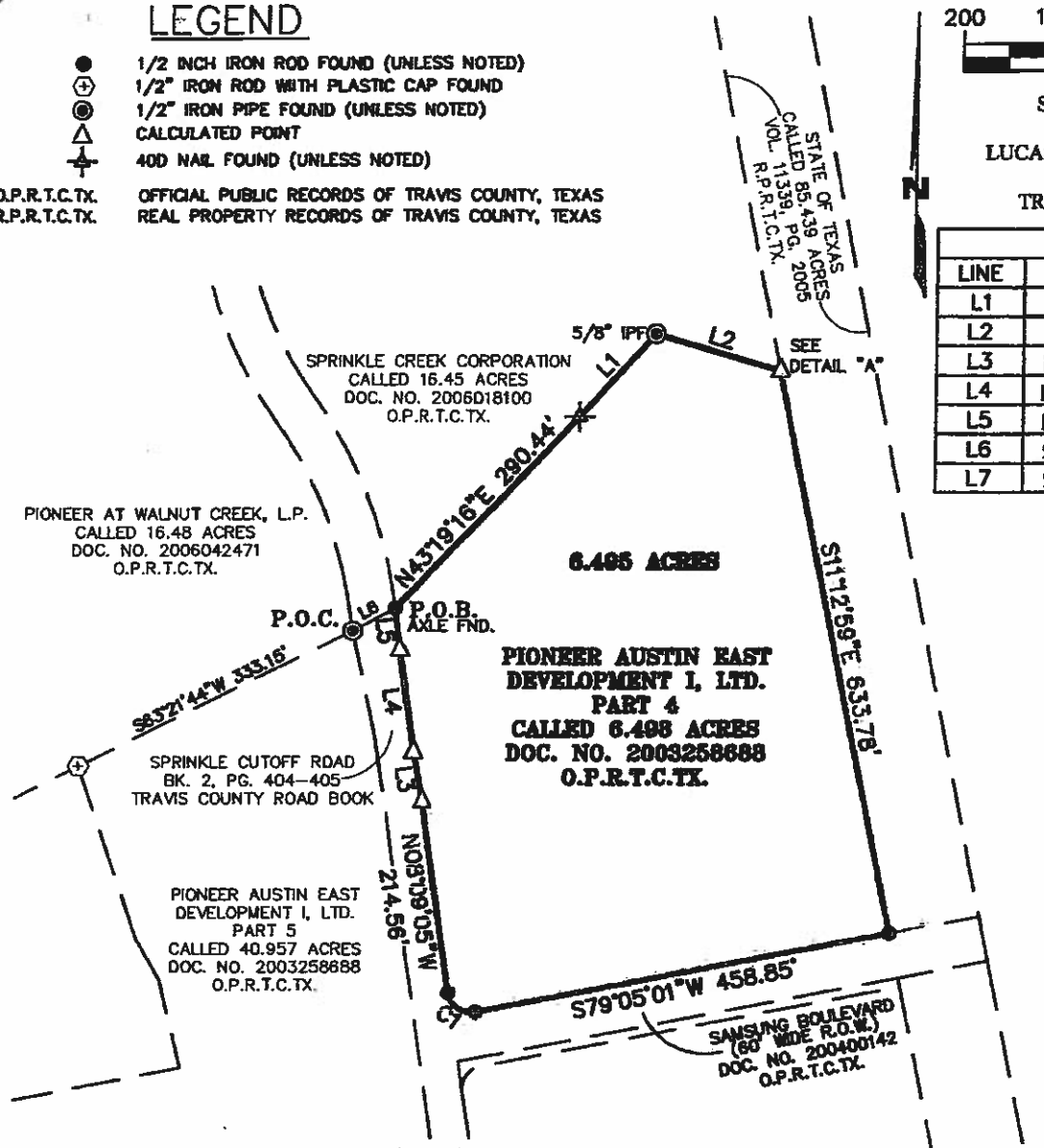
- ● 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD WITH PLASTIC CAP FOUND
- ◉ 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- 40D NAIL FOUND (UNLESS NOTED)

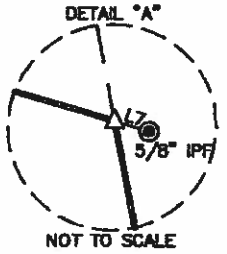
O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

200 100 0 200

GRAPHIC SCALE
SCALE : 1" = 200 FEET
SEPTEMBER 2007
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513
TRAVIS COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°38'35"E	123.04'
L2	S73°25'49"E	141.75'
L3	N10°33'14"W	55.42'
L4	N07°50'49"W	114.92'
L5	N06°51'33"W	45.79'
L6	S61°20'53"W	52.66'
L7	S73°25'49"E	1.61'





CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	92°45'55"	25.00'	40.48'	N54°32'02"W	36.20'

BEARING BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83/93(HARN), CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00008.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND MAY NOT BE USED IN ANY DOCUMENT INTENDED TO TRANSFER TITLE OF THE PARCEL AS DEPICTED HEREIN. SAM, INC. ASSUMES NOT PROFESSIONAL LIABILITY FOR USE OF THIS DOCUMENT IN ANY DOCUMENT INTENDED TO TRANSFER TITLE.

THIS SKETCH IS ACCOMPANIED BY A SEPARATE FIELD NOTE; SEE "EXHIBIT "A" FIELD NOTE TO ACCOMPANY SKETCH NO. 4608", ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. BUTLER, JR. REGISTERED
PROFESSIONAL LAND SURVEYOR NO.
5618 – STATE OF TEXAS

SEPTEMBER 24, 2007
DATE

STATE OF TEXAS
REGISTERED
ROBERT E. BUTLER, JR.
5618
PROFESSIONAL
LAND SURVEYOR

REVIEWED BY: _____

PROJECT:	PIONEER CROSSING EAST
JOB NUMBER:	37388-01
DATE:	SEPTEMBER 2007
SURVEYOR:	SSB
PARTY CHIEF:	N/A
FIELDBOOK:	N/A
FIELDNOTE:	FN4608(ALB).DOC
TECHNICIAN:	ALB
DRAWING:	FN4608.DWG
SCALE:	1" = 200'

SAM INC.
SURVEYING-AERIAL MAPPING-ENGINEERING

5508 WEST HIGHWAY 290
BUILDING B AUSTIN TEXAS.
78735 (512) 447-0675
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

ZONING SKETCH TO ACCOMPANY FIELD NOTE No. 4608

DESCRIPTION OF 15.184 ACRE TRACT OF LAND BEING SITUATED IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 16.971 ACRE TRACT OF LAND (PART 2) AS DESCRIBED IN THE DEED TO PIONEER AUSTIN EAST DEVELOPMENT IC, LTD., AS RECORDED IN DOCUMENT NO. 2003258689, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT 1.672 ACRES OF LAND BEING ALL OF SPRINKLE CUT-OFF ROAD, AS RECORDED IN BOOK 2, PAGES 404-405 OF THE TRAVIS COUNTY ROAD BOOKS; SAID 15.184 ACRE TRACT OF LAND AS SHOWN ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at the intersection of said Sprinkle Cut-off Road and Samsung Boulevard, a 60-foot wide right-of-way, same being a northwest corner and the **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the east right-of-way line of said Sprinkle Cut-off Road, with the south right-of-way line of said Samsung Boulevard, the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 38.06 feet, through a central angle of 87° 14' 05", having a radius of 25.00 feet, and whose chord bears N 35° 27' 28" E, a distance of 34.49 feet to a 1/2-inch iron rod found for a point of tangency, and

2. N 79° 05' 01" E, a distance of 464.47 feet to a 1/2-inch iron rod found for the northeast corner of the tract described herein, same being in the west line of a called 85.439 acre tract of land described in the deed to the State of Texas, as recorded in Volume 11339, Page 2005, of the Real Property Records of Travis County, Texas;

THENCE leaving said south right-of-way line, with the west line of said 85.439 acre tract, same being the east line of said 16.971 acre tract, the following three (3) courses and distances:

1. S 11° 12' 59" E, a distance of 1284.77 feet to a 1/2-inch iron rod with an aluminum cap found,

2. S 78° 52' 01" W, a distance of 25.60 feet to a PK-nail found,

3. S 11° 20' 03" E, a distance of 293.07 feet to a calculated point in the north line of Lot 1 of Troupe Addition, as recorded in Book 75, Page 31, of the Plat Records of Travis County, Texas, from which a 1/2-inch iron pipe found bears N 35° 54' 10" E, a distance of 2.95 feet;

THENCE leaving said common line with the north line of said Lot 1, that called Lot A-3 of the First Resubdivision of the J.D.T. Addition, as recorded in Volume 74, Page 30, of the Plat Records of Travis County, Texas, and those called Lots 1 and 2 of the J D T Addition, as recorded in Book 6, Page 33, of the Plat Records of Travis County, Texas, the following four (4) courses and distances:

1. S 35° 43' 18" W, a distance of 44.57 feet to a 1/2-inch iron rod found,

2. N 47° 45' 41" W, a distance of 84.36 feet to a 1/2-inch iron pipe found,

3. N 47° 11' 50" W, a distance of 97.22 feet to a 1/2-inch iron rod found, and

4. N 47° 00' 47" W, a distance of 431.50 feet to a 1/2-inch iron rod found for the northwest corner of said Lot 1 of the J D T Addition, same being the east line of said Sprinkle Cut-off Road, from which a 1/2-inch iron rod found in the west right-of-way line of said Sprinkle Cut-off Road bears, N 47° 13' 12" W, a distance of 81.96 feet;

THENCE leaving said common line, with the east right-of-way line of said Sprinkle Cut-off Road, the following eight (8) courses and distances:

1. N 16° 45' 46" W, a distance of 70.37 feet to a calculated point,
2. N 24° 23' 45" W, a distance of 56.03 feet to a calculated point,
3. N 42° 11' 05" W, a distance of 56.73 feet to a calculated point,
4. N 37° 01' 37" W, a distance of 102.09 feet to a calculated point,
5. N 28° 10' 10" W, a distance of 58.19 feet to a calculated point,
6. N 10° 42' 39" W, a distance of 40.19 feet to a calculated point,
7. N 08° 21' 42" W, a distance of 405.98 feet to a calculated point, and
8. N 08° 09' 05" W, a distance of 324.56 feet to the **POINT OF BEGINNING** and containing 15.184 acres of land more or less.

BEARING BASIS: Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1.00008.

This fieldnote does not represent a boundary survey as defined by the Texas Board of Professional Land Surveying and may not be used in any document intended to transfer title of the parcel as depicted herein. SAM, Inc. assumes not professional liability for use of this document in any document intended to transfer title.

This description is accompanied by a separate sketch; see Zoning Sketch to Accompany Field Note No. 4609", attached hereto and made a part hereof.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Robert E. Butler, Jr., a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 24th day of September 2007 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

Robert E. Butler, Jr.
Registered Professional Land Surveyor
No. 5618 - State of Texas

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	87°14'05"	25.00'	38.06'	N35°27'58"E	34.49'

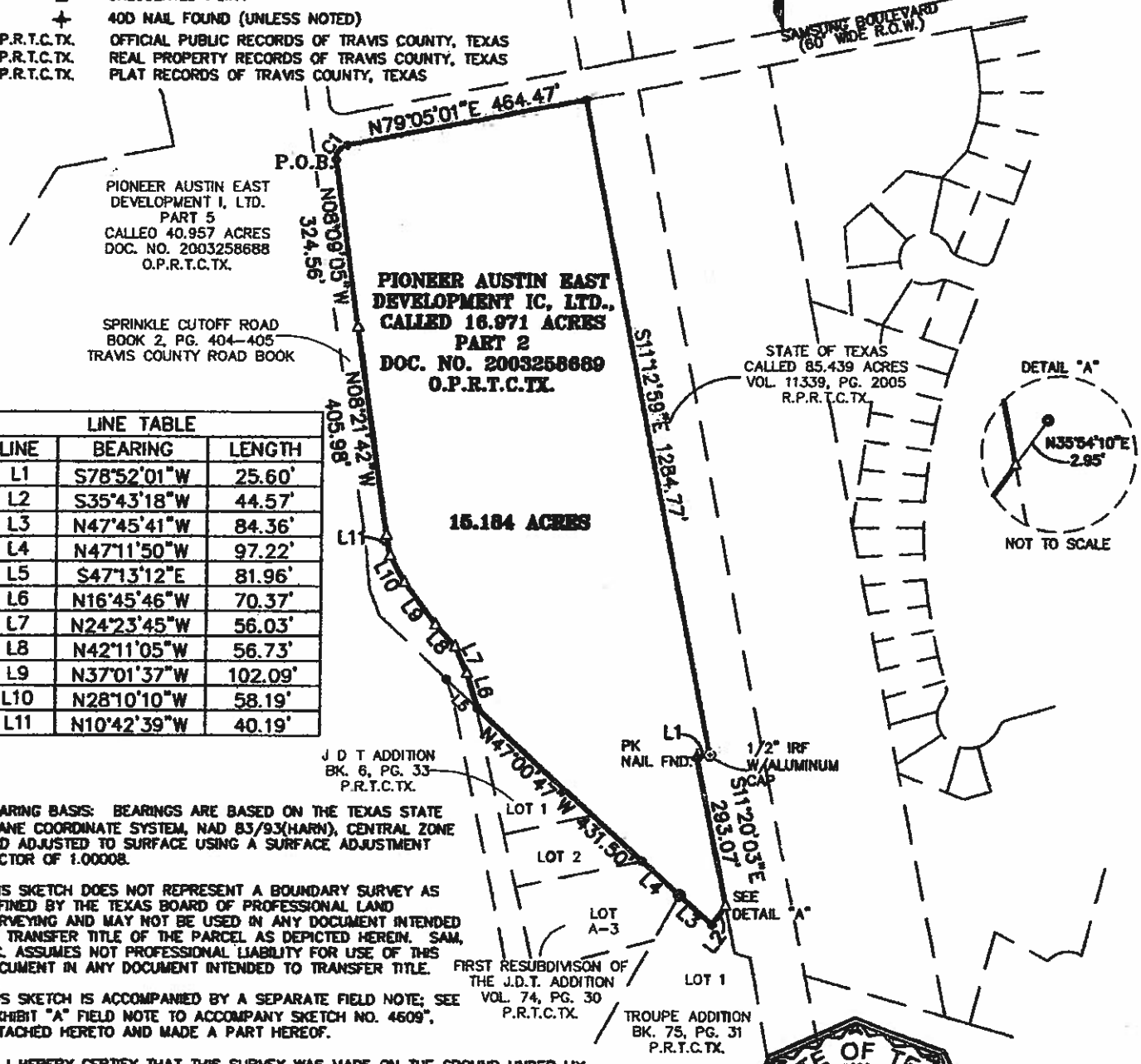
300 200 100 0 300

GRAPHIC SCALE
SCALE : 1" = 300 FEET
SEPTEMBER 2007
LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513
TRAVIS COUNTY, TEXAS

LEGEND

- ● 1/2 INCH IRON ROD FOUND (UNLESS NOTED)
- ⊕ 1/2" IRON ROD WITH PLASTIC CAP FOUND (UNLESS NOTED)
- ● 1/2" IRON PIPE FOUND (UNLESS NOTED)
- △ CALCULATED POINT
- ✚ 40D NAIL FOUND (UNLESS NOTED)

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS



LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°52'01"W	25.60'
L2	S35°43'18"W	44.57'
L3	N47°45'41"W	84.36'
L4	N47°11'50"W	97.22'
L5	S47°13'12"E	81.96'
L6	N16°45'46"W	70.37'
L7	N24°23'45"W	56.03'
L8	N42°11'05"W	56.73'
L9	N37°01'37"W	102.09'
L10	N28°10'10"W	58.19'
L11	N10°42'39"W	40.19'

BEARING BASIS: BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83/93(HARN), CENTRAL ZONE AND ADJUSTED TO SURFACE USING A SURFACE ADJUSTMENT FACTOR OF 1.00008.

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY AS DEFINED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND MAY NOT BE USED IN ANY DOCUMENT INTENDED TO TRANSFER TITLE OF THE PARCEL AS DEPICTED HEREIN. SAM, INC. ASSUMES NOT PROFESSIONAL LIABILITY FOR USE OF THIS DOCUMENT IN ANY DOCUMENT INTENDED TO TRANSFER TITLE.

THIS SKETCH IS ACCOMPANIED BY A SEPARATE FIELD NOTE; SEE "EXHIBIT "A" FIELD NOTE TO ACCOMPANY SKETCH NO. 4609", ATTACHED HERETO AND MADE A PART HEREOF.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT E. BUTLER JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5618 – STATE OF TEXAS

SEPTEMBER 24, 2007
DATE

STATE OF TEXAS REGISTERED ROBERT E. BUTLER, JR. 5618 PROFESSIONAL LAND SURVEYOR

REVIEWED BY: _____

PROJECT:	PIONEER CROSSING EAST
JOB NUMBER:	27389-01
DATE:	SEPTEMBER 2007
SURVEYOR:	REB
PARTY CHIEF:	N/A
FIELDBOOK:	N/A
FIELDNOTE:	FN4609(ALG).DOC
TECHNICIAN:	ALG
DRAWING:	FN4609.DWG
SCALE:	1" = 300'

SAM INC. SURVEYING-AERIAL MAPPING-ENGINEERING

5508 WEST HIGHWAY 290
BUILDING B AUSTIN TEXAS,
78735 (512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

ZONING SKETCH
TO ACCOMPANY
FIELD NOTE No. 4609
PAGE 3 OF 3

PART 3: 23.191 ACRES

BEGINNING at a 3/4-inch iron pipe found in north right-of-way line of Cameron Road (varying width right-of-way) and the south line of said Tract 11, same being the southeast corner of a called 3.01 acre tract of land as described in the deed to Melvin H. Barker and wife, Janice H. Barker, as recorded in Volume 3748, Page 320, of the Deed Records of Travis County, Texas, and the **POINT OF BEGINNING** of the tract described herein, from which a 1/2-inch iron rod found bears N 76° 56' 11" W, a distance of 3.59 feet;

THENCE leaving said right-of-way line with the south line of said Tract 11, same being the north line of said 3.01 acre tract, N 62° 34' 33" W, a distance of 650.22 feet to a 3/4-inch iron pipe found for a north common corner of said 3.01 acre tract and a called 4.480 acre tract of land as described in the deed to Sondra McTaggart, as recorded in Volume 13069, Page 1649, of the Real Property Records of Travis County, Texas;

THENCE continuing with the south line of said Tract 11, same being the north line of said 4.480 acre tract, the following three (3) courses and distances:

1. N 17° 35' 26" E, a distance of 30.42 feet to a 3/4-inch iron pipe found,

2. N 67° 46' 41" W, a distance of 94.98 feet to a 1/4-inch iron rod found, and

3. N 72° 53' 24" W, a distance of 121.98 feet to a 1/4-inch iron rod found;

THENCE leaving said common line and crossing through the interior of said Tract 11, the following nineteen (19) courses and distances:

1. N 20° 11' 46" W, a distance of 475.80 feet to a 1/2-inch iron rod with a plastic cap found,

2. N 24° 55' 14" E, a distance of 273.79 feet to a calculated point, from which a 1/2-inch iron rod with a lastic cap found bears N 24° 55' 14" E, a distance of 7.39 feet,

3. S 37° 38' 17" E, a distance of 189.80 feet to a calculated point,

4. S 74° 56' 04" E, a distance of 243.53 feet to a calculated point,

5. with the arc of a curve to the left a distance of 30.59 feet, through a central angle of 04° 56' 16", having a radius of 355.00 feet, and whose chord bears S 11° 09' 30" W, a distance of 30.58 feet to a calculated point,

6. S 82° 51' 12" E, a distance of 126.17 feet to a calculated point,

7. N 14° 53' 22" E, a distance of 91.19 feet to a calculated point,

8. N 48° 45' 50" E, a distance of 125.36 feet to a calculated point,

9. N 63° 08' 25" E, a distance of 123.50 feet to a calculated point,

10. S 47° 36' 19" E, a distance of 99.00 feet to a calculated point,

11. S 54° 17' 38" E, a distance of 70.61 feet to a calculated point,

12. S 65° 06' 38" E, a distance of 145.46 feet to a calculated point,

13. N 85° 50' 31" E, a distance of 53.95 feet to a calculated point,

14. S 72° 51' 07" E, a distance of 128.23 feet to a calculated point,

15. N 87° 53' 13" E, a distance of 118.73 feet to a calculated point,

16. N 79° 38' 24" E, a distance of 53.20 feet to a calculated point,

17. S 79° 07' 34" E, a distance of 122.45 feet to a to a calculated point,

18. with the arc of a curve to the right a distance of 329.61 feet, through a central angle of 19° 28' 11", having a radius of 970.00 feet, and whose chord bears S 20° 31' 32" W, a distance of 328.03 feet to a calculated point, and

19. S 30° 15' 38" W, a distance of 679.70 feet to a calculated point in the north right-of-way line of said Cameron Road, same being the south line of said Tract 11;

THENCE with said common line, the following four (4) courses and distances:

1. N 62° 19' 55" W, a distance of 32.87 feet to a 3/8-inch iron rod found,
2. N 73° 17' 14" W, a distance of 54.97 feet to a 1/2-inch iron rod found,
3. N 75° 52' 12" W, a distance of 37.99 feet to a 1/2-inch iron rod found, and
4. N 82° 56' 40" W, a distance of 30.92 feet to the **POINT OF BEGINNING** and containing 23.191 acres of land more or less.

BEARING BASIS: Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1.00008.

NOTE: This survey is not intended for use in transfer of title.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August and September 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 28th day of October 2003 A.D.

C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas

STATE OF TEXAS
REGISTERED
C. M. SOLOMON
5734
PROFESSIONAL
LAND SURVEYOR

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

PART 5: 40.957 ACRES

BEING A PORTION OF THE TOWN OF SPRINKLE AS RECORDED IN VOLUME 2, PAGE 151 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, FURTHER REFERENCED IN VOLUME 499, PAGE 309 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

BEGINNING at a 1/2-inch iron rod found at the intersection of the north right-of-way line of Cameron Road (varying width right-of-way) and the west right-of-way line of Sprinkle Cutoff Road (50-foot wide right-of-way) as recorded in Book 75, Page 31, of the Plat Records of Travis County, Texas, for the southeast corner of said Tract 11and the tract described herein;

THENCE with said north right-of-way line, same being the south line of said Tract 11, N 62° 19' 55" W, a distance of 989.97 feet to a calculated point for the southwest corner of the tract described herein, from which a 3/8-inch iron rod found in said common line bears, N 62° 19' 55" W, a distance of 32.87 feet;

THENCE leaving said common line and crossing said Tract 11 the following twenty-six (26) courses and distances:

1. N 30° 15' 38" E, a distance of 679.70 feet to a calculated point,
2. with the arc of a curve to the left a distance of 329.61 feet, through a central angle of 19° 28' 11", having a radius of 970.00 feet, and whose chord bears N 20° 31' 32" E, a distance of 328.03 feet to a calculated point,
3. N 79° 07' 34" W, a distance of 122.45 feet to a calculated point,
4. S 79° 38' 24" W, a distance of 53.20 feet to a calculated point,
5. S 87° 53' 13" W, a distance of 118.73 feet to a calculated point,
6. N 72° 51' 07" W, a distance of 128.23 feet to a calculated point,
7. S 85° 50' 31" W, a distance of 53.95 feet to a calculated point,
8. N 65° 06' 38" W, a distance of 145.46 feet to a calculated point,
9. N 54° 17' 38" W, a distance of 70.61 feet to a calculated point,
10. N 47° 36' 19" W, a distance of 99.00 feet to a calculated point,
11. S 63° 08' 25" W, a distance of 123.50 feet to a calculated point,
12. S 48° 45' 50" W, a distance of 125.36 feet to a calculated point,
13. S 14° 53' 22" W, a distance of 91.19 feet to a calculated point,
14. N 82° 51' 12" W, a distance of 126.17 feet to a calculated point,
15. with the arc of a curve to the right a distance of 30.59 feet, through a central angle of 4° 56' 16", having a radius of 355.00 feet, and whose chord bears N 11° 09' 30" E, a distance of 30.58 feet to a calculated point,
16. N 74° 56' 04" W, a distance of 243.53 feet to a calculated point,
17. N 37° 38' 17" W, a distance of 189.80 feet to a calculated point, from which a 1/2-inch iron rod with plastic cap found bears, S 24° 55' 14" W, a distance of 273.79 feet,

18. N 24° 55' 14" E, a distance of 7.39 feet to a 1/2-inch iron rod with plastic cap found,

19. N 18° 04' 09" W, a distance of 109.91 feet to a 1/2-inch iron rod with plastic cap found,

20. N 19° 03' 34" E, a distance of 234.40 feet to a 1/2-inch iron rod with plastic cap found,

21. S 82° 50' 17" E, a distance of 472.08 feet to a 1/2-inch iron rod with plastic cap found,

22. N 30° 36' 10" E, a distance of 622.00 feet to a 1/2-inch iron rod with plastic cap found,

23. N 79° 05' 41" E, a distance of 224.68 feet to a 1/2-inch iron rod with plastic cap found,

24. N 13° 16' 27" W, a distance of 100.82 feet to a 1/2-inch iron rod with plastic cap found,

25. N 29° 39' 06" W, a distance of 52.11 feet to a 1/2-inch iron rod with plastic cap found, and

26. N 18° 24' 58" W, a distance of 201.21 feet to a 1/2-inch iron rod with plastic cap found in the common line of said 72.89 acre tract and Tract 11;

THENCE with said common line, N 63° 21' 44" E, a distance of 333.15 feet to a 1/2-inch iron pipe found in said west line of Sprinkle Cut-off Road for the southeast corner of said 72.89 acre tract, from which an axle found in said east line of Sprinkle Cutoff Road for the southwest corner of said 16.49 acre tract bears, N 61° 20' 53" E, a distance of 52.66 feet;

THENCE leaving the north line of said Tract 11 and crossing said Tract 11 with said west line the following five (5) courses and distances:

1. S 11° 53' 21" E, a distance of 122.72 feet to a calculated point,

2. S 08° 14' 03" E, a distance of 1136.01 feet to a calculated point,

3. S 05° 51' 16" E, a distance of 94.60 feet to a calculated point,

4. S 21° 23' 10" E, a distance of 52.42 feet to a calculated point, and

5. S 46° 35' 32" E, a distance of 178.49 feet to a 3/4-inch iron rod found for an interior corner of said Tract 11, from which a 1/2-inch iron rod found in said east line of Sprinkle Cutoff Road, and in a south line of said Tract 11, for the north corner of the J D T Addition a subdivision of record in Book 61, Page 33 of the Plat Records of Travis County, Texas bears, S 47° 13' 12" E, a distance of 81.96 feet;

THENCE continuing with said west line, same being a east line of said Tract 11 the following three (3) courses and distances:

1. S 20° 19' 57" E, a distance of 36.68 feet to a 3/4-inch iron rod found,

2. S 11° 40' 17" E, a distance of 794.37 feet to a 1/2-inch iron pipe found, and

3. S 04° 08' 07" E, a distance of 100.26 feet to a crimped 3/4-inch iron pipe found in said west line for a northwest corner of a tract of land conveyed in the deed to W. A. Sedberry as recorded in Volume 377, Page 445 of the Deed Records of Travis County, Texas;

THENCE leaving the west line of said Sprinkle Cutoff Road and continuing with said east line, same being a west line of said W. A. Sedberry tract the following four (4) courses and distances:

1. S 27° 36' 40" W, a distance of 99.55 feet to a 3/4-inch bolt found,
2. S 62° 48' 23" E, a distance of 143.98 feet to a 1-1/2-inch iron pipe found,
3. S 28° 13' 53" W, a distance of 200.58 feet to a 1/2-inch iron rod found, and
4. S 63° 01' 05" E, a distance of 170.07 feet to a 1/2-inch iron rod found in the west line of said Sprinkle Cutoff Road same being the southeast corner of said W. A. Sedberry tract;

THENCE continuing with said east line and the west line of said Sprinkle Cutoff Road, S 27° 44' 13" W, a distance of 117.74 feet to the **POINT OF BEGINNING** and containing 40.957 acres of land more or less.

BEARING BASIS: Bearings are base on the Texas State Plane Coordinate System, NAD 83/93 (HARN), Central Zone and adjusted to surface using a surface adjustment factor of 1.00008.

NOTE: This survey is not intended for use in transfer of title.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, C. M. Solomon, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during August and September 2003 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 28th day of October 2003 A.D.

SURVEYING AND MAPPING, Inc.
5508 West Highway 290, Building B
Austin, Texas 78735

C. M. Solomon
Registered Professional Land Surveyor
No. 5734 - State of Texas

STATE OF TEXAS
REGISTERED
C. M. SOLOMON
5734
PROFESSIONAL
LAND SURVEYOR

ZONING EXHIBIT D

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

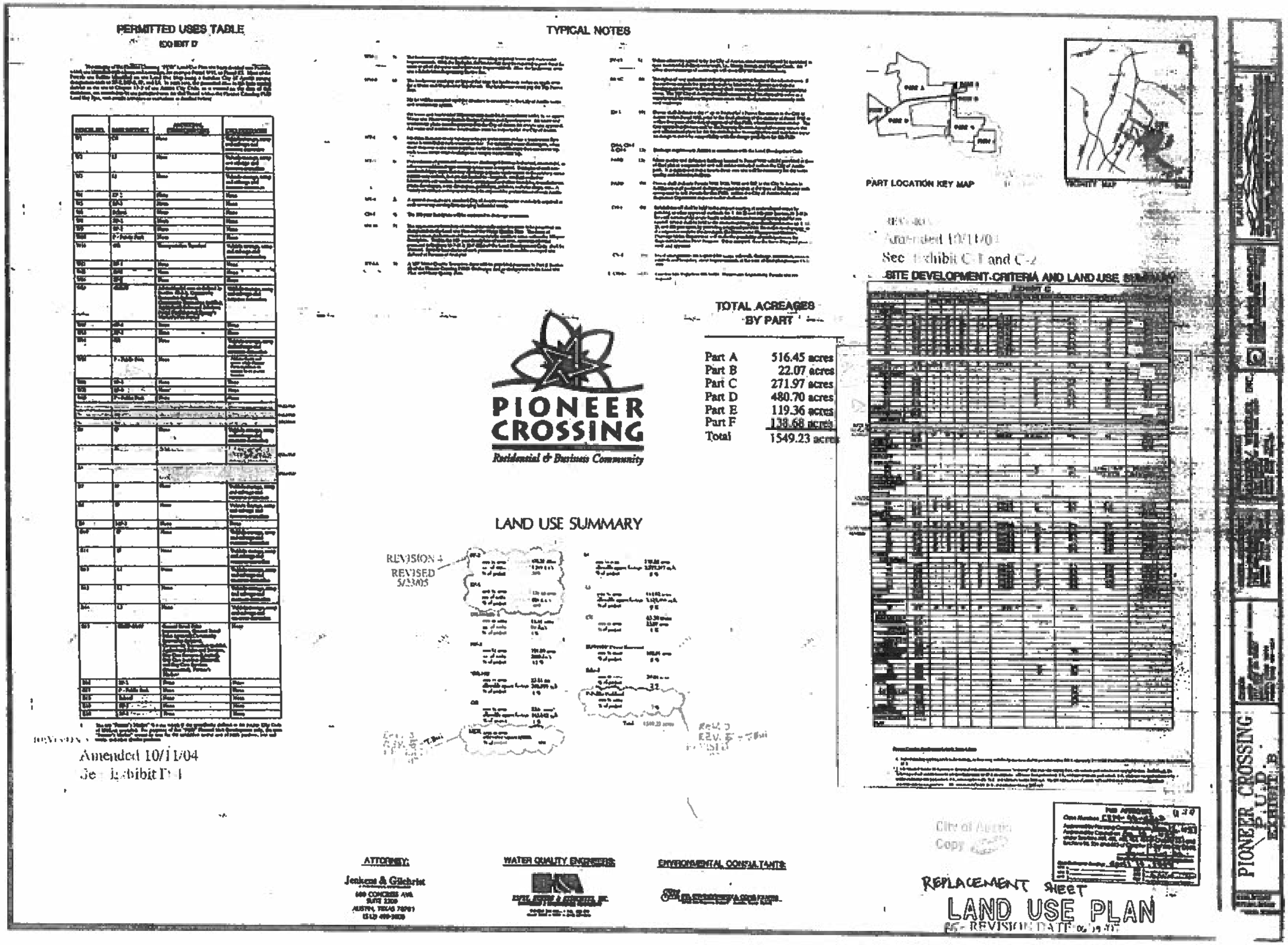
1" = 600'

ZONING CASE#: C814-96-0003.07
ADDRESS: E PARMER LANE
SUBJECT AREA: 119.928 ACRES
GRID: N29-30 P29-30
MANAGER: S. SIRWAITIS

CITY OF AUSTIN FOUNDED 1839

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT E



PERMITTED USES TABLE

EXHIBIT D

REVISION
Amended 10/11/04
See Exhibit D-1

TYPICAL NOTES

PIONEER CROSSING

Residential & Business Community

TOTAL ACREAGES BY PART

Part A	516.45 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	119.36 acres
Part F	138.68 acres
Total	1549.23 acres

LAND USE SUMMARY

REVISION 4
REVISED 5/23/05

PART LOCATION KEY MAP

VICINITY MAP

REVISION
Amended 10/11/04
See Exhibit C-1 and C-2

SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

EXHIBIT C

City of Austin
Copy

ATTORNEY:

Jenkens & Gilchrist
[illegible]
AUSTIN, TEXAS [illegible]

WATER QUALITY ENGINEERS:

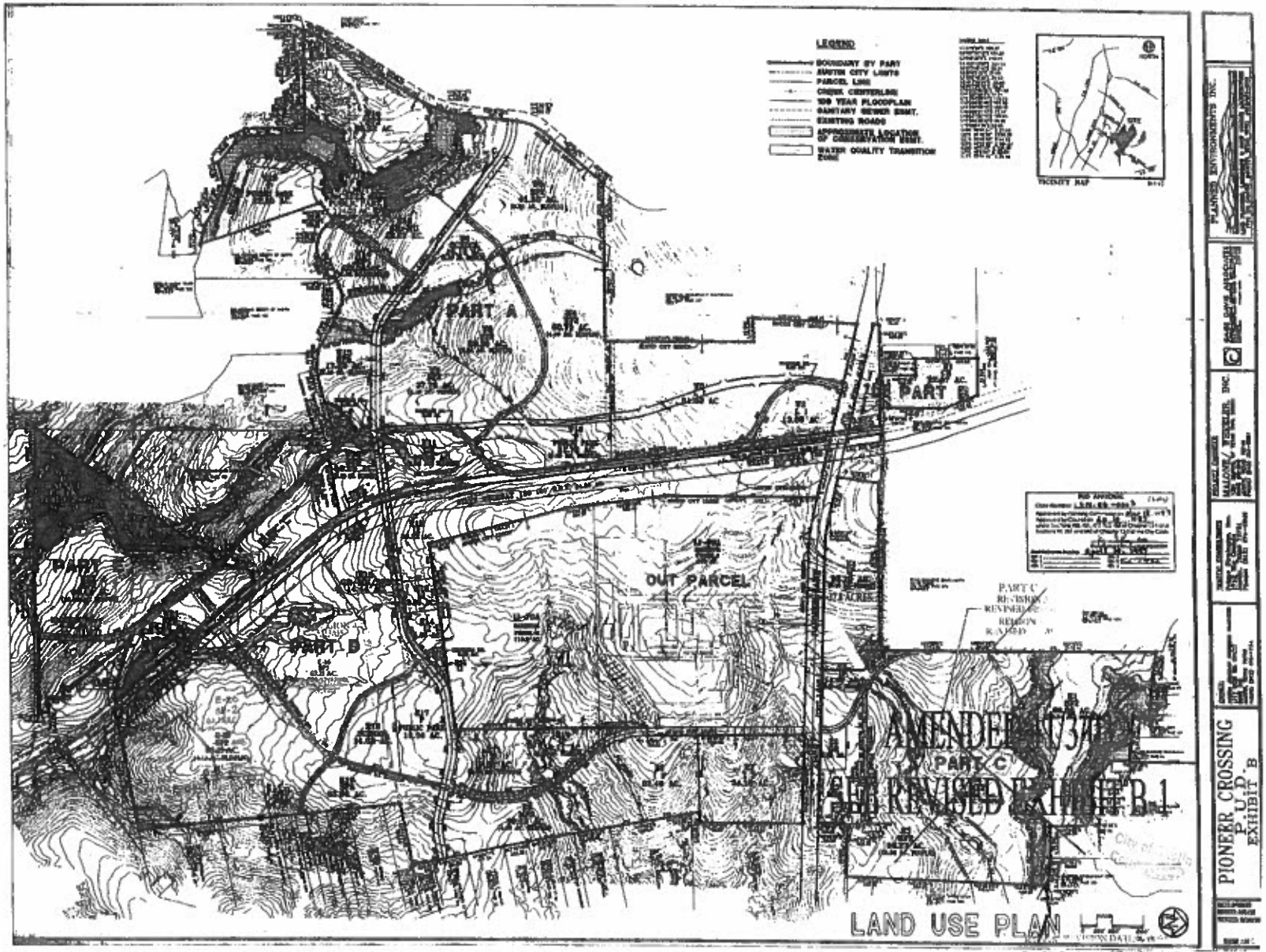
ENVIRONMENTAL CONSULTANTS:

REPLACEMENT SHEET

LAND USE PLAN

REVISION DATE 06-19-07

PIONEER CROSSING
P.U.D.
EXHIBIT B



REPLACEMENT SHEET

ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.07 **Z.A.P. DATE:** April 15, 2008
May 20, 2008

ADDRESS: Northeast Intersection of Samsung Boulevard and Sprinkle Cutoff Road

APPLICANT/OWNER: Pioneer Austin East Development I, Ltd. (Ralph Reed)

AGENT: Longaro & Clarke L.P. (Alex G. Clarke / Walter Hoysa)

ZONING FROM: PUD **TO:** PUD **AREA:** 119.928 acres

The applicant is requesting to amend the Pioneer Crossing Planned Unit Development (PUD) to change the permitted land use on Tracts E-20A, W-21 and W-22 from the SF-2, Single-Family Residence-Standard Lot District, to the SF-5, Urban Family Residence District.

SUMMARY STAFF RECOMMENDATION:

The staff's recommends the proposed seventh amendment to the Pioneer Crossing PUD.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/15/08: Postponed to May 20, 2008 at the neighborhood's request (8-0); J. Martinez-1st, T. Rabago-2nd.

5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent):

1) Limit the maximum number of units to what is currently approved in the PUD. Thereby, not allowing for an increase in the overall residential density within the PUD.
2) Require TIA amendments to be conducted for any future proposed formal amendments to this PUD.*

* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, *"Section 13-1-453(d)(6) of the Code (regarding substantial amendment of an adopted Land Use Plan) is modified for the purposes of this PUD only, as follows:*

(6) Unless otherwise approved by the Transportation Review Section of the City of Austin, shifting development intensity, even with corresponding and equivalent decrease in some other portion of the PUD, in a manner which results in a level of service "E" or "F" on any roadway segment or intersection included in the area of the TIA submitted in connection with the approved PUD."

The Transportation division determined that there was no change in the density with the proposed land use change in this PUD amendment. However, this statement will require any future substantial amendments to the Pioneer Crossing PUD that affect the level of service "E or "F' of the roadways within the approved TIA to be reviewed by the Transportation staff through a TIA amendment. Therefore, in future formal PUD amendments, TIA addendum recommendations will be presented in a memorandum to the Land Use Commission and City Council for their consideration.

ISSUES:

Several property owners within the Pioneer Crossing development submitted a petition to the Neighborhood Planning and Zoning Department staff at the City Council meeting on July 24, 2008. The GIS staff has calculated this petition and determined that it is **not valid at 2.53%**.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

(A) The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:
(1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or
(2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:
(a) included in the proposed change; or
(b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.

DEPARTMENT COMMENTS:

The parcels in question are undeveloped and moderately vegetated. To the north and east of the site there are single-family residential uses. The property to the west is designated as a public park (Walnut Creek Public Park). The tracts of land directly to the south (located in the County) are undeveloped. The applicant is requesting this amendment to Tracts E-20 (creating Tract E-20A), W-21 and W-22 to allow for smaller single-family lots to be developed on these tracts, thereby creating a more efficient use of space and allowing for more contiguous open space to remain within the project boundaries (Re-zoning Request Letter- Attachment A).

The staff recommends the applicant's request to revise the PUD Land Use Plan because the proposed amendment to the Pioneer Crossing PUD will allow for a mixture of residential housing opportunities in the southern portion of the PUD. While the proposed amendment increases the number of residential units to be developed on Tracts E-20A, W-21 and W-22 by approximately ninety-four (93.9) units, the proposed amendment will not change the maximum density of residential uses currently permitted within the overall PUD based on the current build out of other existing residential tracts.

The applicant agrees with the City Council's recommendation for this case.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD (Pioneer Crossing PUD – Parcels E-20A, W-21 and W-22	Undeveloped
North	County, PUD (Pioneer Crossing PUD – E-16, E-20	Undeveloped Tract, Single-Family Residences
South	County	Undeveloped
East	PUD (Pioneer Crossing PUD – Parcel E-20	Single-Family Residences
West	PUD (Pioneer Crossing PUD – Parcel W-23	Walnut Creek Public Park

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Harris Branch, Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

114 - North Growth Corridor Alliance
511 – Austin Neighborhoods Council
643 – North East Action Group
771 – Jester Homeowners Association Development
937 – Taking Action Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.06	PUD to PUD: To change the land use designation on parcel W6 from "school" to GR-MU	4/01/08: Approved indefinite postponement as requested by the staff (6-0, T. Rabago, J. Martinez-absent)	
C814-96-0003.05	PUD to PUD: Proposed administrative amendment to change uses on Tract open space/parkland locations within the PUD	6/19/07: Administratively approved by staff	N/A
C814-96-0003.04	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1st reading

	acres and SF-5 development regulations from 86.25 acres to 149.44 acres. No density limits or original PUD approvals are proposed to change.		7/28/05: Approved PUD amendment (7-0); 2nd/3rd readings
C814-96-0003.03	PUD to PUD: Increase the boundaries of the PUD by 138 acres	3/25/03: Approved staff rec. for PUD amendment (8-0)	4/24/03: Approved PUD amendment (6-0); 1st reading 5/12/05: Approved PUD amendment (6-0); 2nd/3rd readings
C814-96-0003.02	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C814-96-0003	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

RELATED CASES: C814-96-0003 (Pioneer Crossing PUD)

CITY COUNCIL DATE: June 18, 2008

ACTION: Re-noticed for the July 24, 2008 City Council meeting to comply with Ordinance No. 20080515-033.

July 24, 2008

ACTION: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem McCracken-1st, Council Member Morrison-2nd. The condition was to require detached single family homes.

ORDINANCE READINGS: 1st 7/24/08 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057
sherri.sirwaitis@ci.austin.tx.us

ZONING

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

ZONING CASE#: C814-96-0003.07
ADDRESS: E PARMER LANE
SUBJECT AREA: 119.928 ACRES
GRID: N29-30 P29-30
MANAGER: S. SIRWAITIS

OPERATOR: S. MEEKS

1" = 600'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839

STAFF RECOMMENDATION

The staff's recommends the proposed seventh amendment to the Pioneer Crossing PUD.

BASIS FOR RECOMMENDATION

1. *The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

   The proposed amendment to the Pioneer Crossing PUD will allow for a mixture of residential housing opportunities in the southern portion of the PUD. The proposed amendment will not change the maximum density of residential uses currently permitted within the PUD.

Existing Land Use

The property in question is part of an existing PUD that consists of 1549.23 acres of land located primarily to the south of the intersection of Parmer Lane and Dessau Road. The parcels in question are undeveloped tracts of land located at the intersection of Sprinkle Cutoff Road and Samsung Boulevard.

Drainage Construction

The proposed rezoning and related PUD amendment is approved with respect to drainage review.

Environmental

The PUD is located in the Harris Branch Creek watershed classified by as Suburban. The Suburban watersheds shall be developed in accordance with watershed requirements of the LDC as amended by the Pioneer Crossing PUD Ordinance.

This revision will not change the criteria use in the exiting PUD Ordinance in regards to the location of water quality zones, Critical Environmental Features, 100 Year Floodplain or the conservation easements. The Land Use Plan must not change nothing related to the watershed requirements required for all watersheds or the Suburban watersheds. Landscape and Tree Protection must be superior in the design of the common conservation easements, public parks, green belts and open common areas.

Site Plan

Please update the zoning on the land use plan, sheet 4, Exhibit B.

There are no site plan issues associated with this proposed rezoning/ amendment to the PUD plan.

While SF-5 uses in the PUD are subject to the conditions listed in the Exhibit C of the PUD ordinance (Ordinance No: 970410-I : Site Development Criteria Land Use Summary), they are also subject to Section 25-2-775 of the City of Austin Land Development Code.

Subdivision

Subdivision Review has no comments regarding this amendment.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

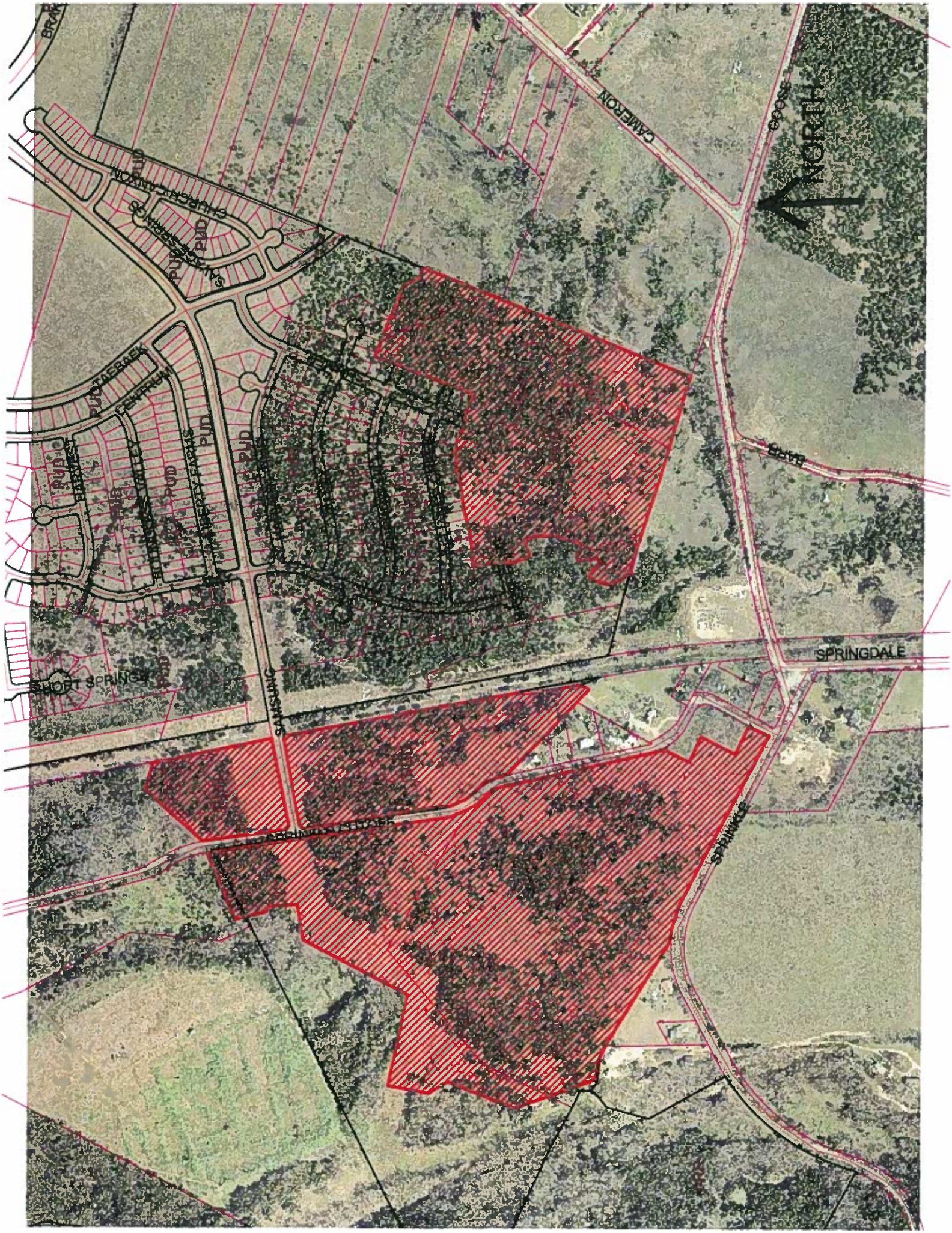
There is no change in the density with the proposed land use change.

Water Quality

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 City engineers.

The proposed rezoning and related PUD amendment is approved with respect to water quality review.


PUD
HARVEST
PUD
BOUNDLESS VALLEY
PUD
LIBERTY FARMS
PUD
HARVEST TIME
PUD
VALLEY
PUD
FURROW HILL
PUD
REFUNGE CREEK
NIGHT CAMP
SHORT SPRINGS
SAMSUNG
SPRINGDALE
SPRINKLE
BAER
CAMERON
GOOSE
SUMMER
CENTRAL
PARK
CHURCH
I-RR
NORTH


NORTH
CAMERON
GOOSE
CHURCH CANYON
PUD
SAMSUNG
SPRINGDALE
SHORT SPRINGS
SPRINGS

May 20, 2008

Case Number: C814-96-0003.07
Pioneer Austin East Development

Commissioners,

My name is Joyce Thoresen. I am president of Walnut Place Neighborhood Association. Our neighborhood is located to the south and east of Pioneer Crossing. We are a neighborhood of just over 140 homes situated along Springdale Road and Walnut Creek.

Our major concern is traffic through our neighborhood. From the intersection of Sprinkle/Blue Goose and Springdale south on Springdale, we have 23 residential driveways and several cross streets. Our area is a designated no thru trucks area, and Travis County has constructed two traffic circles (roundabouts) to slow traffic and discourage trucks. The speed limit is 30 mph. Springdale cannot safely handle current traffic. Some mornings, southbound vehicles stack up from US 290 northward past Walnut Creek, forming a line of traffic more than .6 miles long. Walnut Place residents are unable to get out of our neighborhood or even exit some driveways under these conditions. In addition to our traffic concerns, we are worried about the possibility of denser development creating more runoff into the Walnut Creek watershed. Six homes in Walnut Place along Walnut Creek have already been brought and demolished by Travis County due to erosion and flooding. We are anxious about the possibility of losing more land and homes. Dense development upstream could have a damaging impact on Walnut Place property.

Our position is supported by the following points:

1. The 1997 Traffic Impact Analysis for this project is inadequate and outdated, and
2. Even this inadequate, outdated TIA does not support increased density in the area.

Outdated, inadequate TIA

- The 1997 analysis was done when the route for SH-130 was proposed as a parallel facility to Dessau Road. SH-130, as such, "provided congestion relief for Dessau Road and ample capacity to serve both background and site related traffic." (p. 1) Obviously, SH-130 is not serving this purpose since it is located almost 4 miles east of this area.
- Even the update (2001) and revision (2002) of the analysis, are more than five years old. The explosive growth in northeast Travis County during the past ten years makes the validity of this traffic study suspect. A case in point, Colonial Place, a whole neighborhood of more than 200 homes, has been completed within the past 5 years. The only entrance/exit to this neighborhood is Springdale Road just south of Pioneer Crossing.
- The decision to analyze only roads to the west and north of Pioneer Crossing because of the assumption that 1-30 would be built immediately east, invalidates

some of the conclusions reached. Springdale Road, southeast of Pioneer Crossing, carries traffic directly to US 290 East and includes one of the few 290 intersections controlled by traffic lights. Springdale was not part of the analysis. Another road, Sprinkle, which runs along the south-most border of one of the parcels in question was also left out of the analysis.

- The analysis states, "Arterial A is projected to be built in 2007." The reality is that in 2008 Arterial A is not even funded, and its fate hangs in the balance of whether or not Waste Management gets its expansion approved before it must fill up the pathway of Arterial A with trash.

Increased density not supported

Despite its inadequacies, the TIA 2002 update observes, **"The result of this analysis indicates that after relocating SH 130 to the easterly alignment, the remaining roadway network surrounding the Pioneer Crossing development is <u>inadequate to accommodate even the background traffic in the area."</u>**

This area is in desperate need of infrastructure to support the already dense population and growing number of homes. It is my understanding from both staff and the developer that this more dense zoning request will not result in any additional units, which is why a new traffic impact analysis was not required. Our requests, then, are as follows:

1. Assurance, <u>in writing</u>, that SF-5 zoning will not result in more units than the current SF-2 zoning.
2. Consider changing procedures in the future whereby an 11-year old traffic analysis can be used for zoning change requests of any kind.
3. Help us in any way you can to get new and better roads in northeast Travis County to accommodate the exponential growth in this area.

Joyce Thoresen
President
Walnut Place Neighborhood Association
3600 Carla Dr.
Austin, TX 78754
512-926-6204 (phone/fax)
jthoresen@austin.rr.com


Dessau Road
Samsung Boulevard
Blue Goose Road
Springdale Road
Sprinkle Road
Brown Lane
Wall Street
Walnut Creek
Ferguson Lane
Colonial Place
Walnut Place
Tuscany Way
Sandown Road
Exchange Drive
© 2008 Tele Atlas
290
East Highway 290
Google
Pointer 30°20'47.59" N 97°38'45.50" W elev 595 ft Streaming 100%
Eye alt 16410 ft

Attachment A

LONGARO & CLARKE
Consulting Engineers

7501 North Capital of Texas Highway Building A, Suite 250 Austin, Texas 78731 Tel: (512) 306-0228 Fax: (512) 306-0338

January 25, 2008

Sherri Sirwaitis
City of Austin
Neighborhood Planning and Zoning Department
505 Barton Springs, 5th Floor
Austin, Texas 78704

Re: Pioneer Crossing PUD Amendment #7
Longaro & Clarke, L.P. Project No. 214-30-82

Dear Sherri:

We respectfully request a change in the PUD Land Use for tracts E-20, W-21, and W-22 within the Pioneer Crossing PUD area, City of Austin File #C814-96-0003, which was established April 10, 1997 by the Pioneer Crossing PUD Ordinance #970410-I. The requested Land Use change is from the tract's current use of PUD SF-2 to the proposed use of PUD SF-5.

The purpose of the Land Use change is to allow greater flexibility for the PUD by allowing smaller finished lots which are in greater demand at this time. The following chart shows the proposed land use relative to the approved and constructed zoning parcels in the immediate vicinity of the proposed change:

Parcel	Area (ac)		Density (units/ac)		Total Units	
	Approved	Proposed	Approved	Proposed/ *Existing*	Approved	Proposed/ *Existing*
E-16	63.21	63.21	5	*3.78*	320.3	*239.0*
E-19	23.9	16.75	6	*5.31*	142.8	*89.0*
E-19A	n/a	7.15	n/a	6.00	n/a	42.9 *
E-20	95.25	61.15	5	*3.35*	471.0	*205.0*
E-20A	n/a	**34.1**	n/a	**6.00**	n/a	**204.6**
W-21	34.45	**34.45**	5	**5.00**	172.0	**172.3**
W-22	66.18	**66.18**	3.4	**5.70**	225.3	**377.2**
Total	282.99	282.99			**1331.4**	**1330.0**

Bold indicates parcels subject to land use change
Italics denote parcels which are completely built out
* denotes portion of E-19 which is yet to be constructed

As can be seen, there is no net change in density proposed with this land use change. As there is no increase in density, the TIA should not be affected by this proposed land use change. Parcel E-20 is partially constructed, so parcel E-20A will be created with this land use revision to allow for the change on the portion of the parcel. The legal description of parcel E-20A is attached. Parcels W-21 and W-22 will change only in land use, there is no proposed change to the parcel configuration. The legal descriptions which make up these parcels are also attached. There is no change to Parcel E-19, E-19A is the portion of that parcel which has not yet been constructed upon, and is included for accounting purposes only. The parcels shown on the above table are all the parcels which adjoin the proposed land use change.

This land use change is beneficial to the PUD in that it allows for smaller lots to be built on the affected areas. The smaller lots will allow for more efficient use of the land area and will allow for more contiguous open space to be left intact within the project boundaries. The localized increases in density are fairly modest, and do not show an overall increase in the total number of units allowed within this portion of the PUD.

If you need any further information, please feel free to contact me at 512-306-0228.

Very Truly Yours,
LONGARO & CLARKE, L.P.

T.W. Hoysa, P.E.
Project Manager

Attachments

cc: Ralph Reed, Pioneer Austin Development

G:\214-30\DOCS\214-30 PUD LAND USE REVISION SUMMARY LETTER.DOC

PERMITTED USES TABLE

EXHIBIT D

REVISION 1
Amended 10/11/04
See Exhibit D-1

TYPICAL NOTES

PART LOCATION KEY MAP

REVISION
Amended 10/11/04
See Exhibit C-1 and C-2

SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

Exhibit C

PIONEER CROSSING
Residential & Business Community

TOTAL ACREAGES BY PART

Part A	516.45 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	119.36 acres
Part F	138.68 acres
Total	1549.23 acres

LAND USE SUMMARY

REVISION 4
REVISED 5/23/05

REV. 3
REV. 5
REVISED

City of Austin
Copy

ATTORNEY:
Jackson & Gilbert
600 CONGRESS AVE
SUITE 2300
AUSTIN, TEXAS 78701
(512) 499-3800

WATER QUALITY ENGINEERS:

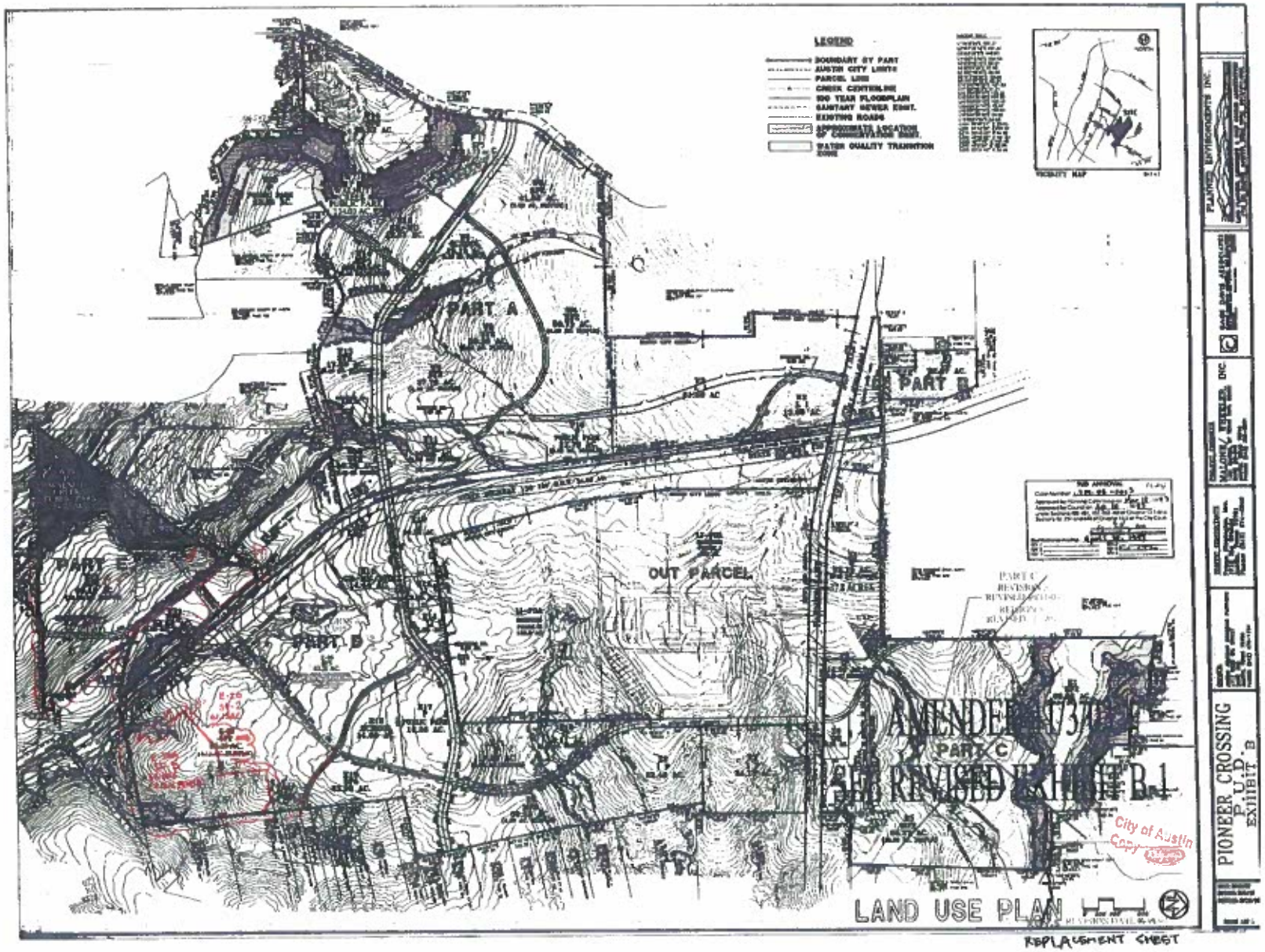
ENVIRONMENTAL CONSULTANTS:

REPLACEMENT SHEET

LAND USE PLAN

REVISION DATE: 06/19/05

PIONEER CROSSING
P.U.D.
EXHIBIT B



REPLACEMENT SHEET

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-96-0003.07
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
April 15, 2008 Zoning and Platting Commission

☐ **I am in favor**
☒ **I object**

Suzanne Harman
Your Name *(please print)*

11001 Reliance Creek Dr. 78754
Your address(es) affected by this application

Signature: [signature] Date: 4-10-08

Comments: We were told when we purchased our home that the land would be reserved for single family homes. We don't want multi-family residences behind our home for several reasons The main one being that it will decrease the value of our home.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
April 15, 2008 Zoning and Platting Commission

☐ **I am in favor**
☑ **I object**

Kim Nguyen
Your Name *(please print)*

11025 FURROW HILL DR
Your address(es) affected by this application

Signature: [signature] Date: 4/10/2008

Comments: Thank-you for taking comments. ☺
The proposed change from SF-2 to SF-5 west of Springdale Rd is acceptable. The area East of Springdale Rd directly adjacent to the existing neighborhood (with the streets Reliance Creek, Furrow Hill Silo Valley etc) should remain SF-2. It is close to the neighborhood pool paid for by Pioneer Crossing East HOA and may cause future problems due to higher density + turnover of SF-5 type homes.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C814-96-0003.07
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
April 15, 2008 Zoning and Platting Commission

☐ **I am in favor**
☒ **I object**

SOHAIL S. BASHADI
Your Name *(please print)*

10929 FURROW HILL DR., AUSTIN, TX, 78759
Your address(es) affected by this application

Signature

4/8/08
Date

Comments: I object to the rezoning of the land as this will severely impact my property value, as the rezoning property is in the vicinity of my property.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-96-0003.07
Contact: Sherri Sirwaitis, (512) 974-3057
Public Hearing:
April 15, 2008 Zoning and Platting Commission

☐ **I am in favor**
☑ **I object**

THOAI TRINH
Your Name *(please print)*

10909 LONG SUMMER DR AUSTIN, TX 78754
Your address(es) affected by this application

Thoai Trinh — Signature
4/7/08 — Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PETITION

Case Number: **C814-96-0003.07** Date: Aug. 13, 2008

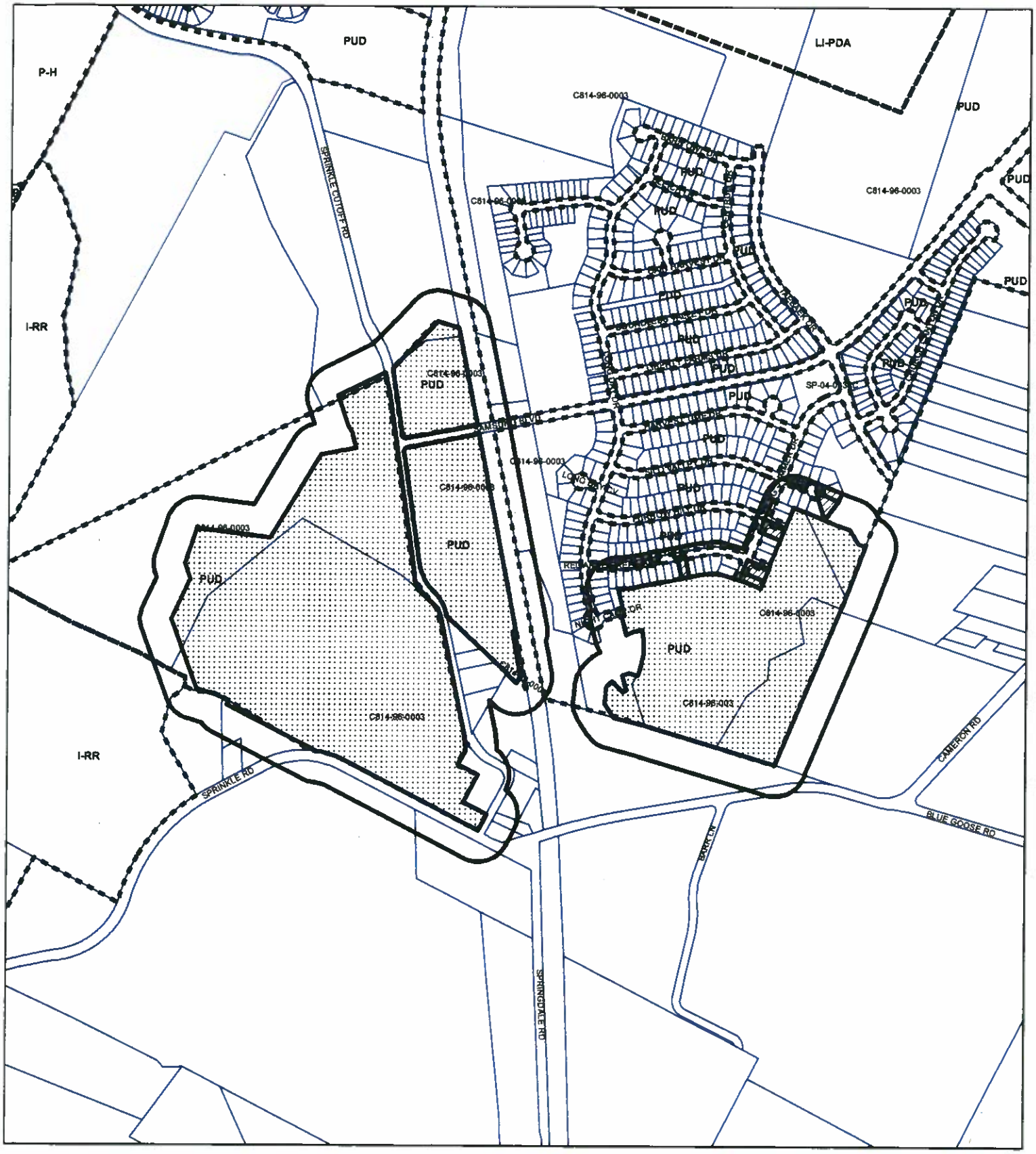
Total Area Within 200' of Subject Tract 3,456,702.88

1	02-3933-0211	SULLIVAN CASEY O	3026.00	0.09%
2	02-3933-0214	BESETT JAMASON E & JOHNATHAN G	3095.10	0.09%
3	02-3933-0216	KUENNEKE DAVID W JR	3302.74	0.10%
4	02-3933-0219	PILLITTERE ANTHONY F	2460.32	0.07%
5	02-3933-0404	JUAREZ RUBEN A & VANESSA M	12611.97	0.36%
6	02-3933-0516	TRUONG THUY D	7092.20	0.21%
7	02-3933-0601	MENDOZA RAYMOND BAUTISTA	7894.23	0.23%
8	02-3933-0602	NGUYEN STEVEN & ANNIE T CAO	12967.90	0.38%
9	02-4133-0401	SANDS CHRISTOPHER LAIN	3567.81	0.10%
10	02-4133-0402	CONTELLA ANN R & ANDREW C SMITH	2967.91	0.09%
11	02-4133-0520	GIRMA ETENESH	2872.44	0.08%
12	02-4133-0521	MILLIKAN CINDY & GARY	4861.32	0.14%
13	02-4136-0502	SOM INDA	11582.51	0.34%
14	02-4136-0503	NGUYEN THUAN	7466.56	0.22%
15	02-4136-0504	GLOUDE LEO & BRENDA GLOUDE	1,524.10	0.04%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%

Validated By: Stacy Meeks

Total Area of Petitioner: **87,293.13**

Total % **2.53%**



N

SubjectTract
PropertyOwner
Buffer
Zoning Boundary

OPERATOR: S. MEEKS

1" = 800'

PETITION

CASE#: C814-96-0003.07
ADDRESS: PIONEER CROSSING EAST
GRID: N29-30 & P29-30
CASE MANAGER: S. SIRWAITIS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

NOTICE OF PUBLIC HEARING
REZONING

Mailing Date: July 8, 2008

Case Number: C814-96-0003.07

Este aviso le informa de una audiencia pública tratando un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir una copia de este aviso en español, por favor llame al (512) 974-7668.

Please be advised that the City of Austin has received an application for a zoning change.

Owner: Pioneer Austin East Development, Ltd (Ralph Reed) Telephone: 512-445-7074

Agent: Longaro and Clarke (Alex Clarke) Telephone: 512-306-0228

Address and/or Legal Description:
East Parmer Lane

Proposed Zoning Change

From PUD – **Planned Unit Development district** is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. The minimum size generally considered appropriate for a PUD is ten acres.

To PUD – **Planned Unit Development district** is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater design flexibility for development proposed within the PUD. Use of a PUD district should result in development superior to that which would occur using conventional zoning and subdivision regulations. The minimum size generally considered appropriate for a PUD is ten acres.

Nature of Revision: *The applicant is requesting to amend the Pioneer Crossing Planned Unit Development (PUD) to change the permitted land use on Tracts E-20, W-21 and W-22 from the SF-2, Single Family Residence-Standard Lot District, to the SF-5, Urban Family Residence District.*

This application is scheduled to be heard by the City Council on July 24, 2008. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 4:00pm.

You are being notified because City Ordinance requires that all property owners within 500 feet, those who have a City utility service address within 500 feet and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when an application is scheduled for a public hearing.

If you have any questions concerning this application, please contact Sherri Sirwaitis of the NPZD at 512-974-3057 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site **https://www.ci.austin.tx.us/devreview/index.jsp**.

RECEIVED

JUL 24 2008

Neighborhood Planning & Zoning

PETITION

Date: July 23, 2008

File Number: C814-96-0003.07

Address of Rezoning Request:
Pioneer Crossing East Development

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Planned Unit Development (PUD) or SF-2, Single Family Residence-Standard Lot.

Reasons for Protest:

I, Mubashir Shaheryar and Maricar C. Santiago, the owners of house # 10905 on Long Summer Dr. in the Pioneer Crossing Community oppose the rezoning of the property E-21, W-21, W-22 from SF-2, Single Family Development to the SF-5, Urban Family Residence.

This rezoning with directly affect me and my family because the development will start right behind my backyard and if the new property built is taller than my property then I'll have unwanted attention towards my house at all times and that will completely jeopardize my privacy. My wife also has similar concerns and oppose to this rezoning.

At the time of purchasing this house we were informed by the builder that there will be development in future, but it was stated that another builder will build houses that comply with the Planned Unit Development SF-2, Single Family Residence policy. I would ask the council to reconsider this rezoning petition and keep the Planned Unit Development SF-2, Single Family Residence instead of SF-5, Urban Family Residence. In my opinion and in the best interest of the Pioneer Crossing Community we should have SF-2, Single Unit Family Residences in E-21, W-21, W-22.

Signature	Printed Name	Address
	RAYMOND MENDOZA	10809 LONG SUMMER DR.
	Steven Nguyen	10813 Long Summer Dr.
	RUBEN JUAREZ	10913 LONG SUMMER DR.
	Efenesh Girma	11004 Long summer Dr.
	N. MAI VU	10929 RELIANCE CREEK DR
	Thuy Truong	11005-Reliance creek Dr

PETITION

RECEIVED
JUL 24 2008
Neighborhood Planning & Zoning

Date: July 23, 2008
File Number: C814-96-0003.07

Address of Rezoning Request:
Pioneer Crossing East Development

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Planned Unit Development (PUD) or SF-2, Single Family Residence-Standard Lot.

Reasons for Protest:

1. Concern regarding the process.
We were notified of the original zoning hearing. The hearing was postponed. Residents received no notice of the date for the zoning Commission's hearing. Now the item is before Council.

2. The traffic impact analysis was waived. The roads that border this development can not handle the traffic generated from an SF-5. (Cameron, Sprinkle Cut-Off, Sprinkle) No shoulders, no room for error.

3. The developers/builders sold our property to us with the surrounding area labeled SF-2. The decision to switch to SF-5 is a form of "trickery" to get citizens to purchase. If it was known the bordering area could potentially have ~~an~~ condominiums and ~~townhos~~ duplexes, we would not have bought the property.

4. The developer showed no interest in including the neighborhood in the process. The developer should have developed a committee of owners along the border of the development to voice concerns prior to request for zoning change.

Willie Hope 11005 Long Summer Dr
11000 Long Summer Dr. Cindy Mullen
11201 Silo Valley Austin, Tx 78754
11204 Silo Valley Austin TX 78754
11213 Silo Valley Austin Tx 78754
Chita 11217 Silo Valley Dr
Thomas Wooten 11216 Silo Valley DR. 78754
Leo Glonde 11212 Silo Valley Dr 78754
Scott Young 11208 Silo Valley Dr 78754
Andy Smith 11200 Silo Valley 78754
Dave Clark 11109 Long Summer Dr 78754
William Edwin 11113 Long Summer DR. 78754
Christopher Rivera 11117 Long Summer dr 78754
11033 Silo Valley Austin 78754
Lon Lly 11037 Silo valley 78754
Son Hoang 11008 Liberty Farms 78754
Cathy 11212 Liberty Farms 78854
Rosi Quintero 11201 Long Summer Dr 78754
Joseph Vrabel 11121 Silo Valley 78754
Michelle Nguyen 10900 Short Springs 78754
JENNY LE 3525 SAVAGE SPRINGS 78754
Casey Sullivan 11004 RELIANCE CREEK DR 78754
Jonathan Beset 10928 Reliance Creek Dr 78754
DAVID KUENNEKE 10920 RELIANCE CREEK DR. 78754 680.982.
Anthony P. Williams 10908 Reliance Creek 78754
HUNG NGUYEN 3505 SAVAGE SPRINGS 78754
TRACIE TIEV 11004 LIBERTY FARMS

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Reasons for Protest:

. More traffic, more cars will cut through this neighbor
safety concern.

Date: 07-25-08

Contact Name: MUBASHIR

Phone Number: 512-299-0586