

DRAFT
Late Backup
ORDINANCE NO. _____

95

1 AN ORDINANCE AMENDING ORDINANCE NO. 040805-45 TO MODIFY THE
2 DEVELOPMENT PLAN, REZONING AND CHANGING THE ZONING MAP
3 FROM TRADITIONAL NEIGHBORHOOD DISTRICT (TND) DISTRICT TO
4 TRADITIONAL NEIGHBORHOOD DISTRICT (TND) DISTRICT FOR THE
5 PROPERTY GENERALLY KNOWN AS THE PIONEER HILL PROJECT,
6 LOCATED ALONG THE EAST SIDE OF EAST DESSAU ROAD NEAR THE
7 INTERSECTIONS OF DESSAU ROAD AND APPLGATE DRIVE, DESSAU
8 ROAD AND MEADOWMEAR DRIVE AND DESSAU ROAD AND CHILDRESS
9 DRIVE.

10
11 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

12
13 **PART 1.** Pioneer Hill traditional neighborhood district development is comprised of
14 approximately 278 acres of land located generally in the vicinity of East Dessau Road and
15 more particularly described by metes and bounds (the "Property") in the development plan
16 incorporated into Ordinance No. 040805-45.

17
18 **PART 2.** Pioneer Hill traditional neighborhood district development was approved August
19 5, 2004, under Ordinance No. 040805-45 (the "Original Ordinance").

20
21 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
22 change the base district from traditional neighborhood district (TND) district to traditional
23 neighborhood district (TND) district on the Property generally known as the Pioneer Hill
24 project ("Pioneer Hill TND"), described in Zoning Case No. C14T-03-0001.01, on file at
25 the Neighborhood Planning and Zoning Department, locally known as the property located
26 along the East side of East Dessau Road near the intersections of Dessau Road and
27 Applegate Drive, Dessau Road and Meadowmead Drive and Dessau Road and Childress
28 Drive., in the City of Austin, Travis County, Texas, and generally identified in the map
29 attached as Exhibit "A".

30
31 **PART 4.** This ordinance, together with the attached Exhibits A and B, constitutes the
32 amended Development Plan ("Development Plan") for the Pioneer Hill TND and amends
33 the Original Ordinance. The Pioneer Hill TND shall conform to the limitations and
34 conditions set forth in the ordinance and the Development Plan on record at the
35 Neighborhood Planning and Zoning Department. If this ordinance and the attached exhibits
36 conflict, the ordinance applies.
37

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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 "C" of the Original Ordinance is deleted and is no longer in effect. Exhibit "B" (Amended Development Plan) attached to this ordinance is substituted in its place. The exhibits are as follows:

Exhibit A: Zoning map

Exhibit B: Amended Development Plan (Pages 1-5 and Exhibits A: "Land Use" & B: "600 Foot Offset Diagram")

PART 6. In accordance with Section 25-3-25(B) (*Revisions to Development Plan*) of the Code, the following revisions apply to the Development Plan and Original Ordinance of the Pioneer Hill TND.

PART 7. Part 4 of the Original Ordinance is amended as to specific sections shown below. As a result of the revisions, the sections are reordered as shown in this Part. Otherwise, no modifications to the remaining sections are made.

A. Section A is revised to divide into two parts as follows:

A. Section 25-3-3 (A) (C) (*Overview*) is modified as follows:

1. Subsection (A) is modified to increase the allowable area of the TND to 278 contiguous acres.
2. Subsection (C) is modified to provide that a square is not required to be located in the Neighborhood Center Area of the TND.

B. A new Section B is added to Part 4 as follows:

B. Section 25-3-51(5) (*Subdivision Procedure*) is modified so that until final construction of the community meeting hall has begun, a final plat may be approved for no more than 50 percent of the MRA-1 area.

C. Section K is amended as follows:

K. Section 25-3-103 (*Location of Neighborhood Center Area*) is modified to provide that at least 75 percent of the units in the Mixed Residential Areas 1 and 2 must be within 2,000 linear [square] feet of a Neighborhood Center Area boundary.

D. Section O is amended as follows:

O. Section 25-3-124 (A) (C) (E) (H) (*Additional Regulations For Mixed Residential Area*) is modified as follows:

1. Subsection (A) is modified to provide that compatible land uses should face across streets.
2. Subsection (C) is modified to provide that, at a three-way intersection, a commercial use is permitted at a corner location and opposite a corner location that is designated on the TND development plan.
3. Subsection (E) is modified to provide that in the Mixed Residential Area-2, there may not be more than 24 dwelling units in a single structure.
4. A garage may face the street on a lot not accessed by a private alley, provided the garage is at least five feet behind the front building fascia, or porch fascia, of the principal structure.

E. A new Section U is added to Part 4, as follows:

U. The 11 acre, more or less, potential civic site in MRA-1 identified as "Optional Civic Use" on Exhibit A of the Development Plan shall be held as a civic site until August 1, 2012. If, at that time, the site is not used as a civic site, it may revert to a residential or a parkland use consisting of 24 lots for single family use and 12 lots for duplex/semi-attached use. The remainder of the site may be used for parkland and public right-of-way.

PART 8. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 040805-45 remain in effect.

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PART 9. This ordinance takes effect on _____, 2009.

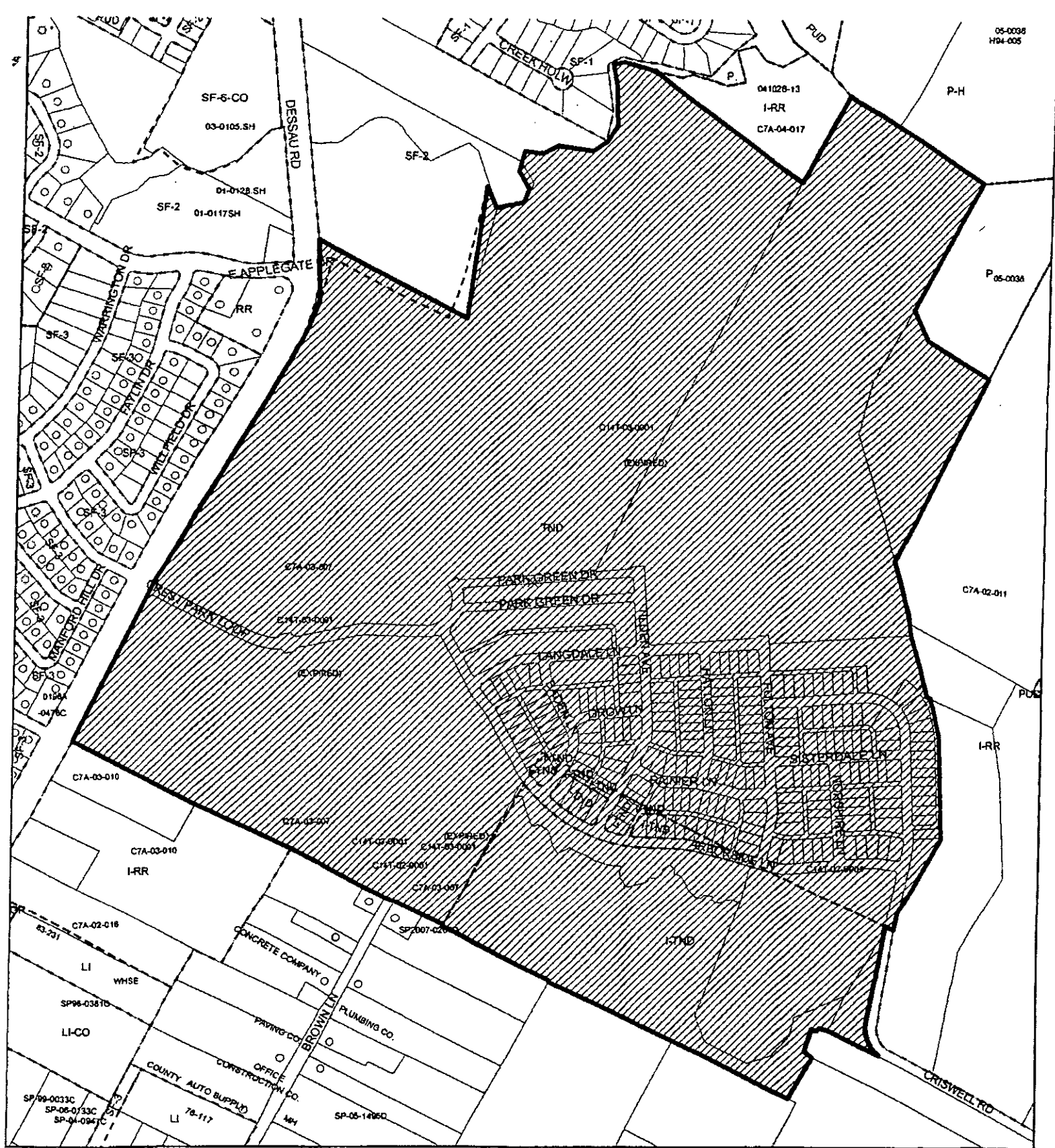
PASSED AND APPROVED

§
§
§

_____, 2009

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Gentry
City Attorney City Clerk






ZONING

Exhibit A

ZONING CASE#: C14T-03-0001.01
 ADDRESS: DESSAU RD
 SUBJECT AREA: 162.66 ACRES
 GRID: M29-30 & N29-30
 MANAGER: S. SIRWAITIS

OPERATOR: S. MEEKS

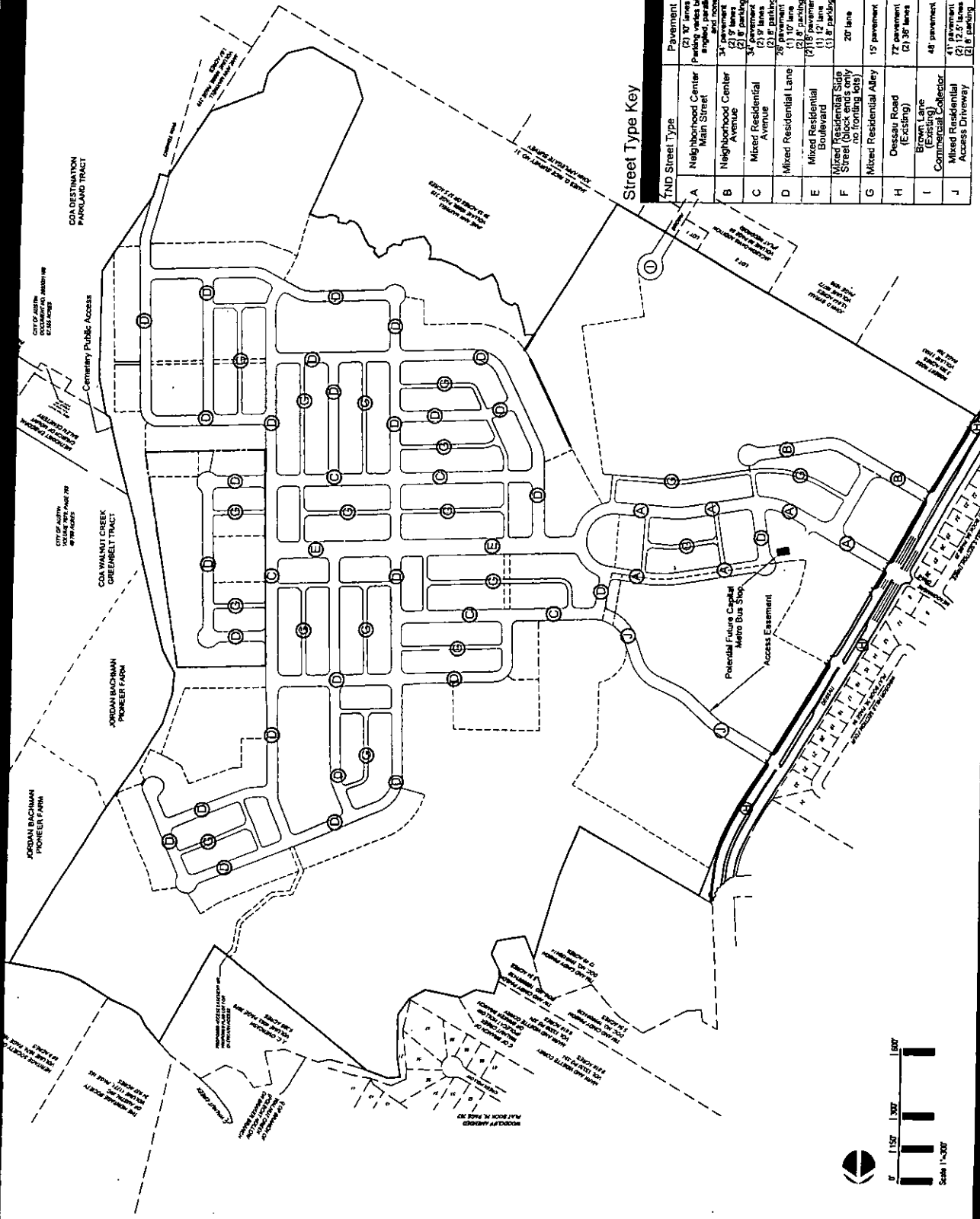
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE



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.



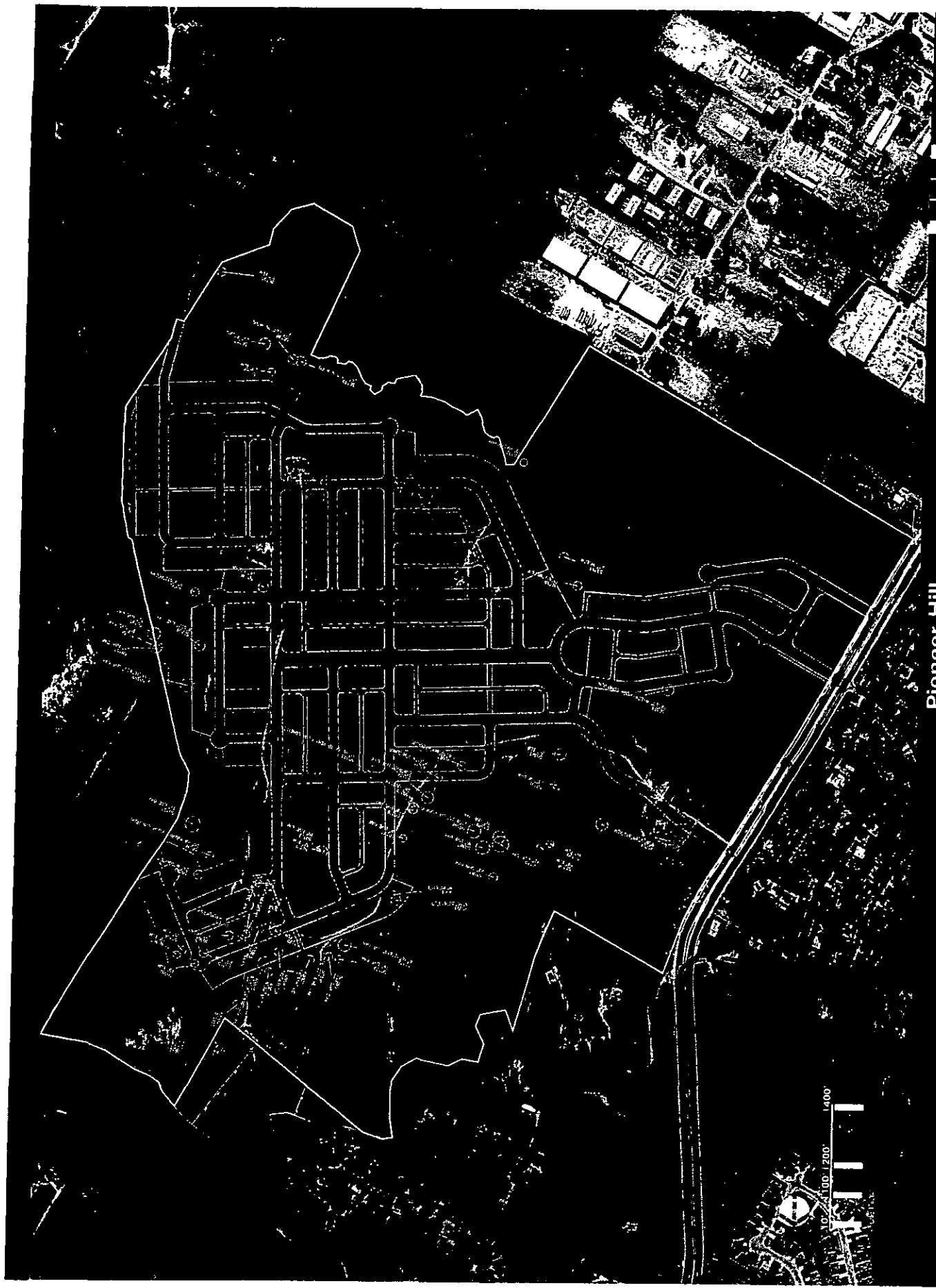


Street Type Key

TND Street Type	Pavement	R.O.W.	Sidewalk
A Neighborhood Center Main Street	(2) 10' lanes Paved, parallel engaged, parallel and none	varies	NCA: 8' MRA: 5'
B Neighborhood Center Avenue	(2) 8' lanes (2) 8' parking	62'	6' each side
C Mixed Residential Avenue	(2) 8' lanes (2) 8' parking	56'	5' each side
D Mixed Residential Lane	(2) 8' lanes (2) 8' parking	48'	5' each side
E Mixed Residential Boulevard	(2) 10' lanes (2) 12' lanes (1) 8' parking	78'	4' each side
F Mixed Residential Side Street (block ends only no fronting lots)	(2) 8' lanes (2) 8' parking	28'	4' each side
G Mixed Residential Alley	15' pavement	20'	none
H Dessau Road (Existing)	72' pavement (2) 30' lanes	120'	5' on project side only (new)
I Brown Lane (Existing)	48' pavement	70'	5' each side
J Commercial Collector Mixed Residential Access Driveway	41' pavement (2) 12.5' lanes (2) 8' parking	none	5' each side

Pioneer Hill

Legend 2 of 5
Transportation Network Plan



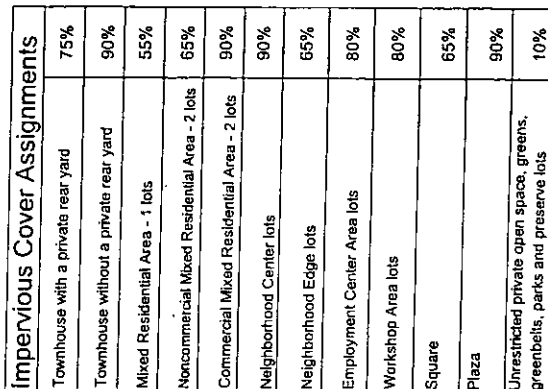
T B G

Pioneer Hill

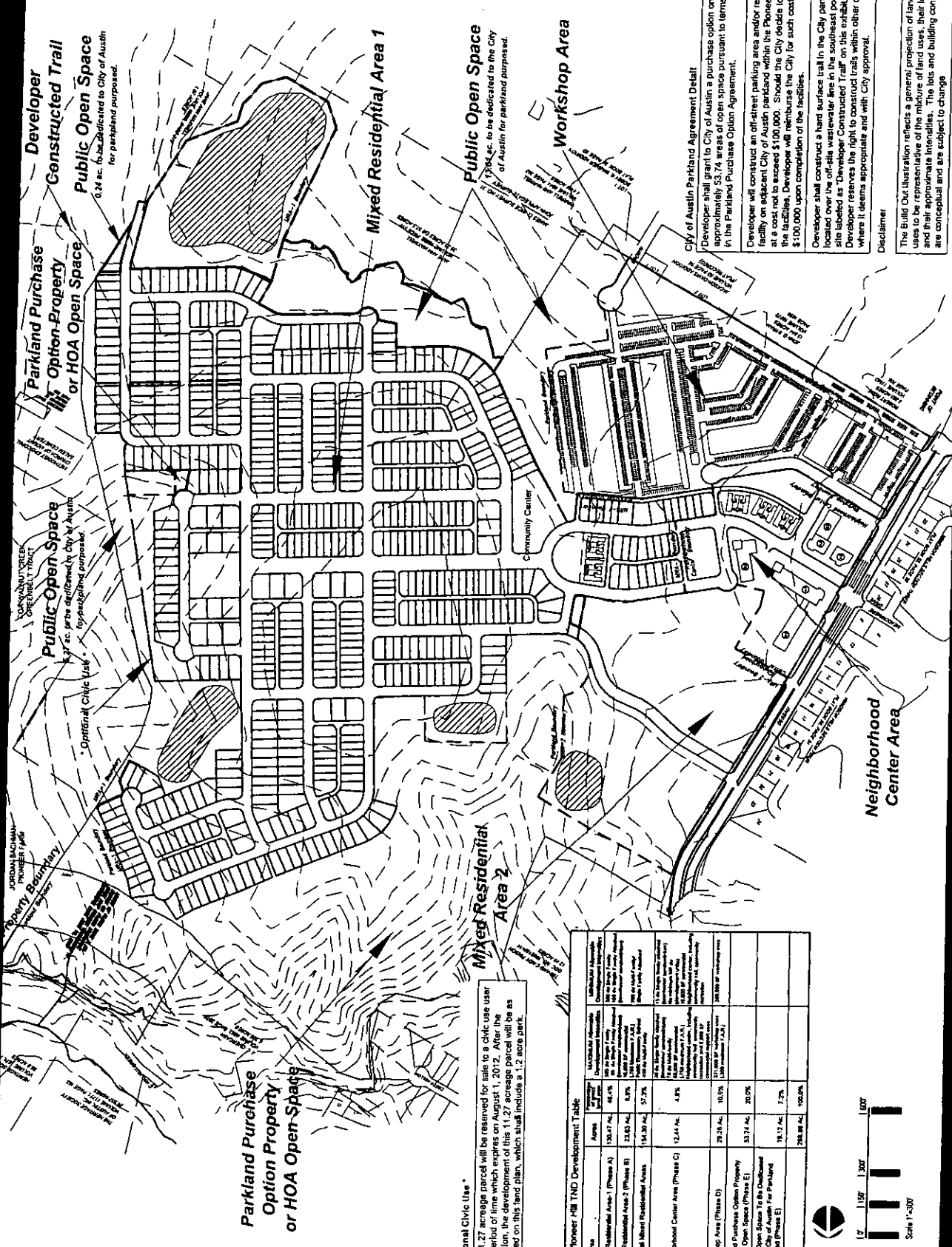
Volume 1 of 3
Tree Protection Plan

January 15, 2009

This document is a preliminary design. It is not to be used for construction. It is subject to change without notice.



Drainage and Environmental Plan



Parkland Purchase Option-Property or HOA Open Space

Developer Constructed Trail

Public Open Space
0.24 ac. to be dedicated to City of Austin for parkland purposes.

Mixed Residential Area 1

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Mixed Residential Area 2

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City of Austin Parkland Agreement Detail

Developer shall grant to City of Austin a purchase option on approximately 53.74 acres of open space pursuant to terms outlined in the Parkland Purchase Option Agreement.

Developer will construct an off-street parking area and/or restroom facility on adjacent City of Austin land within the Pioneer Hill TND at a cost not to exceed \$100,000. Should the City desire to construct the facilities, Developer will reimburse the City for such cost up to \$100,000 upon completion of the facilities.

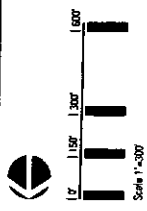
Developer shall construct a hard surface trail in the City parkland located over the off-site wastewater line in the southeast portion of the site labeled as "Developer Constructed Trail" on this exhibit. Developer reserves the right to construct trails within other open space where it deems appropriate and with City approval.

Disclaimer

The Build Out illustration reflects a general projection of land uses to be representative of the anticipated uses, their locations and their approximate intensities. The lots and building configurations are conceptual and are subject to change.

Pioneer Hill TND Development Table

TND Area	Area	Percentage of Total TND Area	Land Use
Mixed Residential Area 1 (Phase A)	150.17 Ac.	44.0%	Medium Density Residential
Mixed Residential Area 2 (Phase B)	23.85 Ac.	6.9%	Medium Density Residential
Sub-Total Mixed Residential Areas	174.02 Ac.	50.9%	
Neighborhood Center Area (Phase C)	12.44 Ac.	3.6%	Neighborhood Center
Workshop Area (Phase D)	29.78 Ac.	8.6%	Neighborhood Center
Parkland Purchase Option Property or HOA Open Space (Phase E)	33.74 Ac.	10.0%	Open Space
Public Open Space To Be Dedicated To The City of Austin For Parkland Purposes (Phase F)	19.12 Ac.	5.6%	Open Space
TOTAL	269.95 Ac.	100.0%	



Pioneer Hill

Land Use Exhibit

January 15, 2009

This document is prepared for the City of Austin, Texas. It is not to be used for any other purpose without the written consent of the City of Austin.

TBG

