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ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.09

(Pioneer Crossing PUD Amendment #9)

Z.A.P. DATE: May 3, 2011

ADDRESS: 2405 East Yager Lane

APPLICANT/OWNER: City of Austin/Austin Energy Public Involvement & Property
(Sonny Poole)

ZONING FROM: PUD

TO: PUD

AREA: 5.0 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommends the 9th amendment to the Pioneer Crossing PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane. The staff's recommendation includes designating "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The staff also recommends that Major Utility Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel ~~within the PUD so that they will not be subject to the conditional use permit requirement for a~~ property that is zoned P-public and greater than one acre.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The applicant in this case, Austin Energy, has submitted a rezoning request to add Major Utility Facilities and Maintenance and Service Facilities as a permitted uses on Parcel W1 within the Pioneer Crossing Planned Unit Development (PUD). However, when the staff reviewed this request we determined that the property located at 2405 East Yager Lane is not actually part of Parcel W1 on the Pioneer Crossing PUD land use plan. It appears that the property in question has not been designated with a tract number in the PUD. This 5.003 acre tract of land is listed as Tract 4 in the metes and bounds descriptions on page 6 of 6 on the Pioneer Crossing PUD land use plan. However, there is no actual parcel designation assigned to this tract on the Permitted Uses Table or the Site Development Criteria and Land Use Summary Table on the PUD land use plan. Therefore, the staff has determined that a new parcel number will need to be assigned to this tract along with designated permitted uses and site development standards.

The site under consideration is located at adjacent to a Missouri Kansas and & Texas Railroad line, fronting East Yager Lane. The property is developed with a vacant, gutted one story single-family house and an undeveloped area with large overhead transmission lines for Austin Energy. The applicant is requesting this PUD amendment to permit the Major Utility Facilities and Maintenance and Service Facilities uses so that they can use the site in the future as an equipment center where the can maintain and store utility trucks.

The staff's recommendation is to establish a new parcel number, Parcel E21, within the Pioneer Crossing Planned Unit Development for this 5.003 acre tract known as a portion of the Samuel Cushing Survey Number 70, Abstract Number 164, in Travis County, Texas. The staff recommends designating Parcel E21 with "P" Public zoning district permitted uses and site development standards on the PUD land use plan. The staff also recommends that Major Utility

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Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel within the PUD so that these specific uses will not be subject to the conditional use permit requirement for a property that is zoned P-public and greater than one acre.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Vacant Single-Family Residence, Austin Energy Transmission Lines
<i>North</i>	County	Undeveloped
<i>South</i>	PUD (Pioneer Crossing PUD – Parcel E12)	Undeveloped (Farmland)
<i>East</i>	PUD (Pioneer Crossing PUD – Parcel E4)	Undeveloped (Farmland)
<i>West</i>	ROW, PUD (Pioneer Crossing PUD – Parcel W1)	Undeveloped Tract, Missouri Kansas & Texas Railroad Line

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
 Austin Neighborhoods Council
 Austin Parks Foundation
 Harris Branch Residential Property Owners Association
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Manor ISD Population and Survey Analysts
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.07	PUD to PUD	<p>5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent): 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. Require TIA amendments to be conducted for any future proposed formal amendments to this PUD.*</p> <p>* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, "<i>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.</i>"</p> <p>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</p>	<p>7/24/08: 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.</p>

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		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.	
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 Parcel 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 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.	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1 st reading 7/28/05: Approved PUD amendment (7-0); 2 nd /3 rd 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); 1 st reading 5/12/05: Approved PUD amendment (6-0); 2 nd /3 rd readings

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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)

ABUTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Yager Lane	50'	22'	Collector	No	Yes	No

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

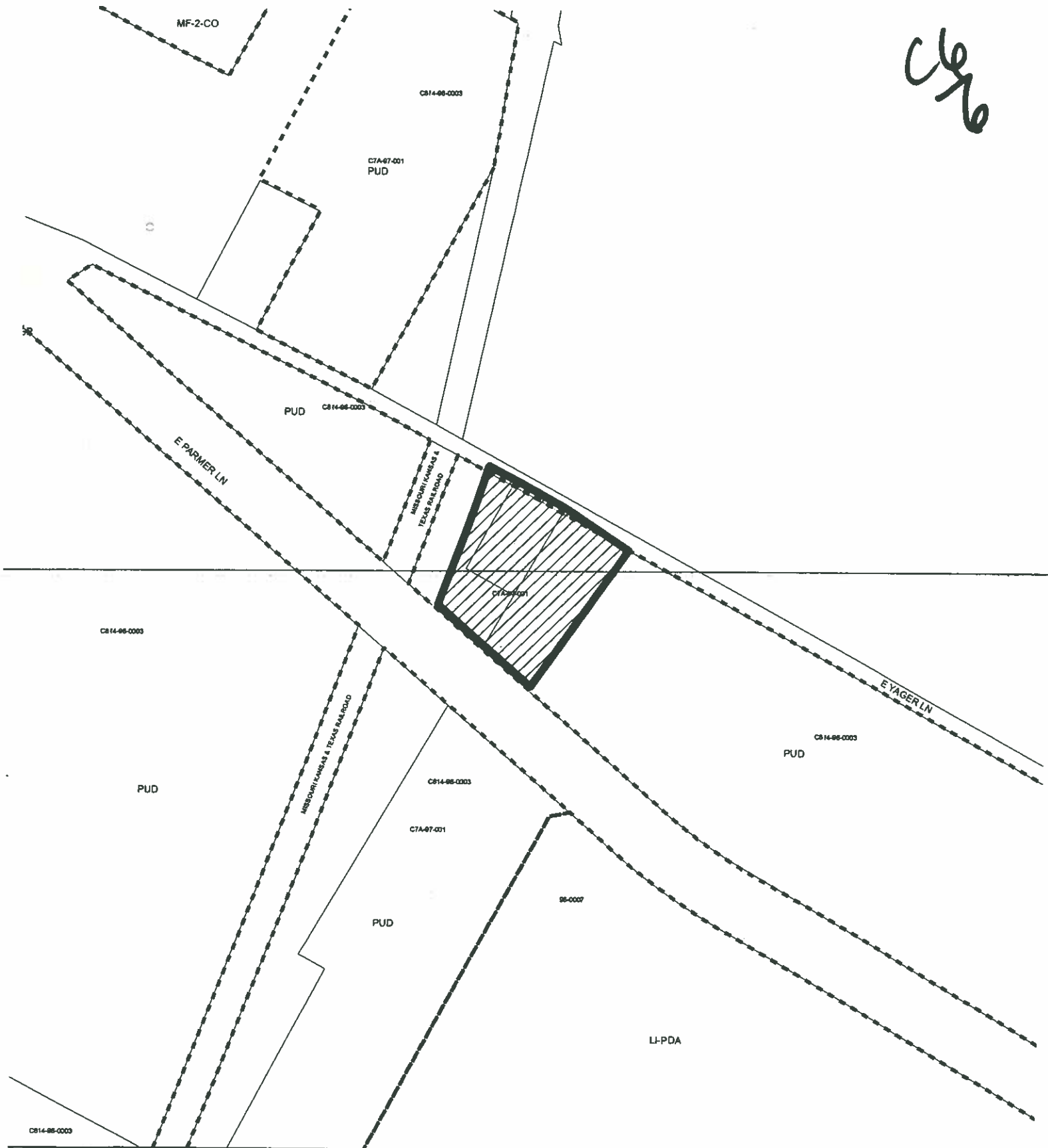
ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us

CLG



PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-96-0003.09
LOCATION: 2405 E YAGER LN
SUBJECT AREA: 5.000
GRID: P32
MANAGER: S. SIRWAITIS



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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PUD

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LI-PDA

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and

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PUD

814-96-0003

MF-3

MF-3

J-MF-3

P-06-0426C

008-0092 GR-MU

C7A-00-009
SP-03-0125C

C7A-08-009

1-GR

~~UNDEV~~

SP-05-14730

R-CO
CESTATION

~~SERVICE STATION~~

~~FAST FOOD RESTAURANT~~
~~SP-01-02940~~

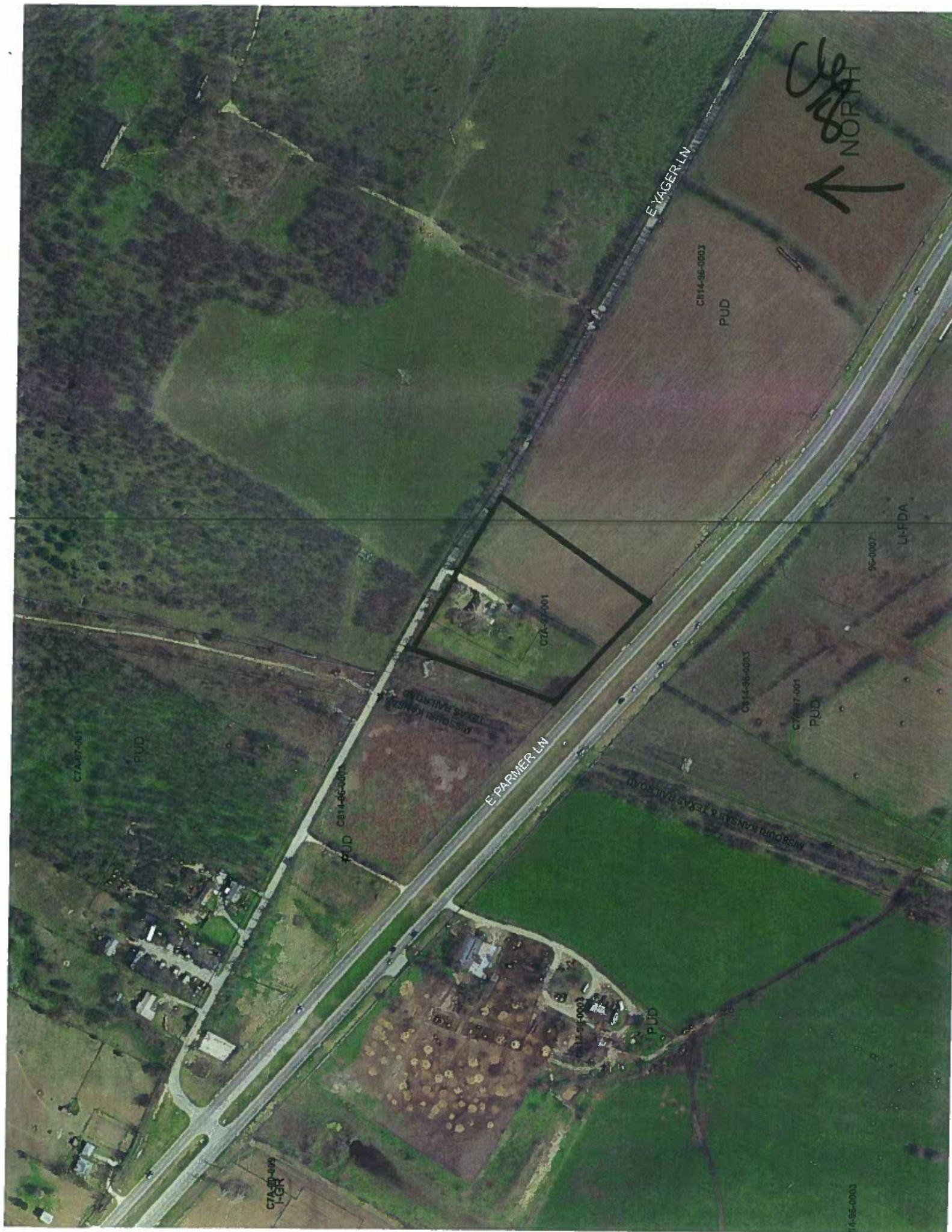
~~ET CLINIC I-RR~~

5-0065.5H
HS-5900-5H
P-189 (2005)

GR

~~UNBEN~~

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E YAGER LN

C814-06-0003

PUD

C7A-07-001

MISSOURI KANSAS & TEXAS RAILROAD

E PARKER LN

C814-06-0003

PUD

C814-06-0003

C7A-07-001

PUD

96-0007

L-1-PDA

MISSOURI KANSAS & TEXAS RAILROAD

C814-06-0003

PUD

C7A-07-001

94-05-0003

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STAFF RECOMMENDATION

The staff recommends the 9th amendment to the Pioneer Crossing PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane. The staff's recommendation includes designating "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The staff also recommends that Major Utility Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel within the PUD so that they will not be subject to the conditional use permit requirement for a property that is zoned P-public and greater than one acre.

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 9th amendment to the Pioneer Crossing PUD will establish a parcel number for this unidentified tract within the PUD. The proposed amendment will not change the maximum densities of the residential, commercial and industrial uses currently permitted within the PUD.

2. *Use of a PUD District should result in development superior to that which would occur using conventional zoning and subdivision regulations. PUD zoning is appropriate if the PUD enhances preservation of the natural environment; encourages high quality development and innovative design; and ensures adequate public facilities and services for development within the PUD.*

The proposed PUD amendment will allow Austin Energy to utilize this site to serve public utility needs in this area of the city.

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 parcel in question is developed with a vacant, one story single-family house and an undeveloped area with large overhead transmission lines and a storage trailer for Austin Energy. To the west, there is a vacant right-of-way area and a rail line for the Missouri Kansas and Texas Railroad. The property to the north, across Yager Lane, is undeveloped. The land to the east and south appears to be farmland.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps there is no floodplain within or adjacent to the project boundary.

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Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

~~Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:~~

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. Parmer Lane Is a scenic roadway.

FYI – If the property is zoned P-public and greater than one acre, a site plan will require a conditional use permit, and Land Use Commission review and approval is required.

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

No additional right-of-way is needed at this time.

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Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Yager Lane	50'	22'	Collector	No	Yes	No

Water Quality

There is currently no wastewater service to this tract and minimal water service. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

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Amended 10/11/04

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NEW! 2000 Edition
THE GREENBOOK REPORT

MARKET RESEARCH
MARKET RESEARCH

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TOTAL AVAILABLE

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	1,549.23 acres

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ENTOMOLOGICAL CONSULTANTS

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REPLACEMENT

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LAZARUS

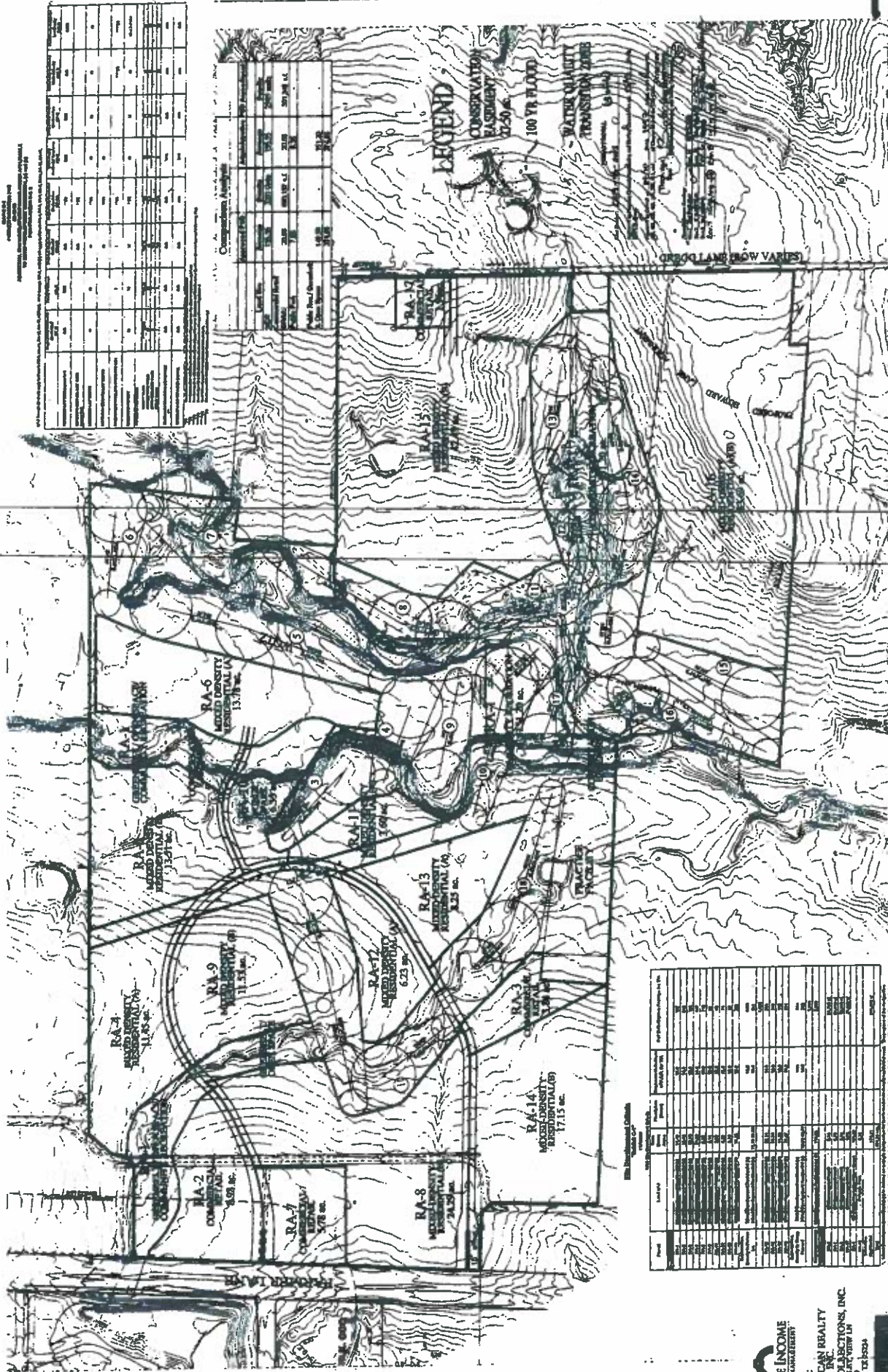
5- REVISION DATE: 11/10/00

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REVISION 5
DATE: 04/19/07
SHEET 3 OF 6

PIONEER CROSSING
ADMINISTRATIVE P.U.D. REVISION
EXHIBIT B-1 (REVISED - ~~11-9-88~~ 06-19-89) re

LAND USE SUMMARY	
COMMERCIAL / RETAIL	20.56 ac.
PUBLIC PARK	6.33 ac.
MIXED DENSITY RESIDENTIAL	195.95 ac.
GREENBELT / OPEN SPACE / COMMOD. REC.	151.12 ac.
TOTAL	374.06 ac.

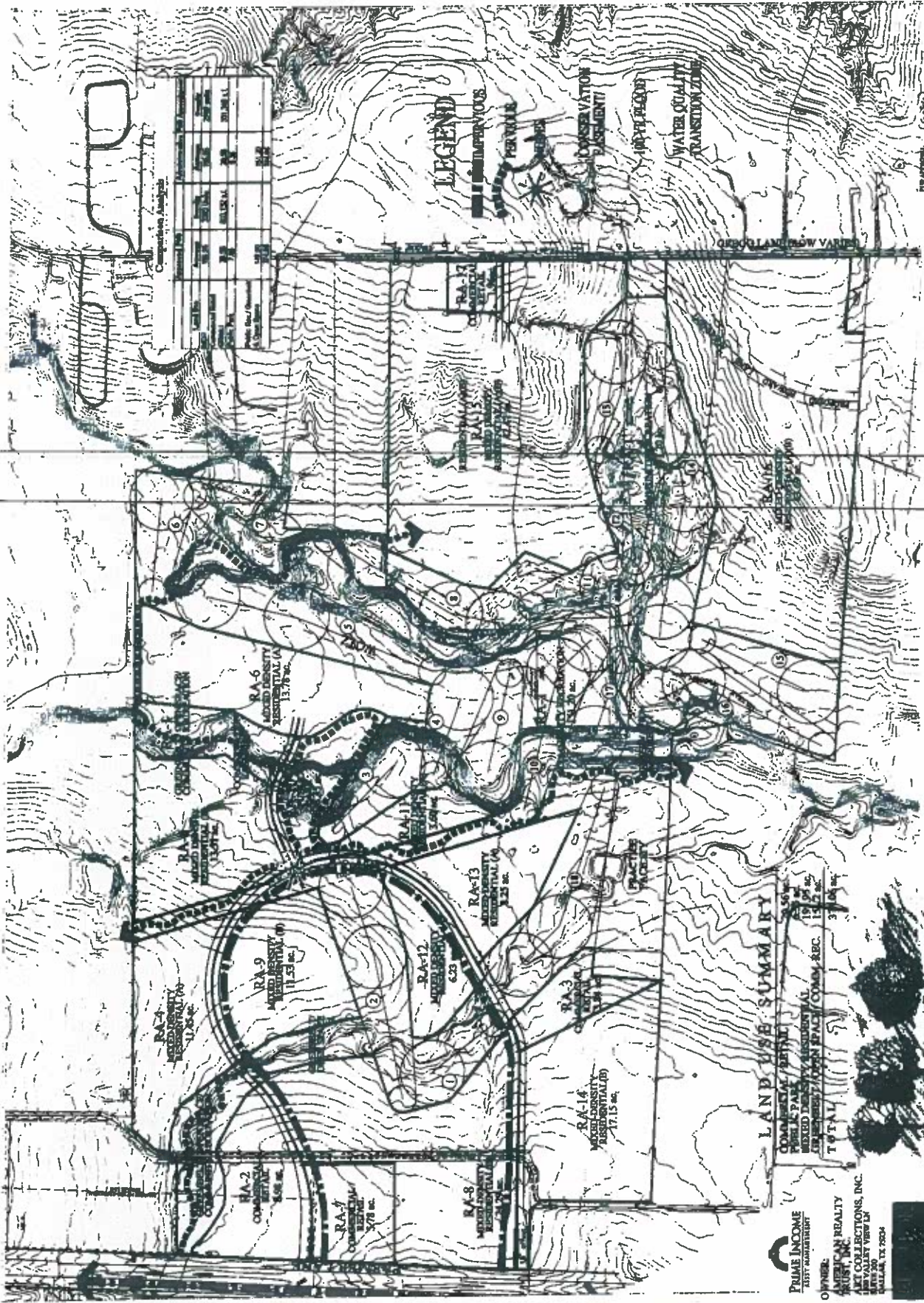
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ME INCOME
ET MANAGEMENT

ER:
TRICAN REALTY
ST, INC.
COLLABORATIONS, INC.
'ALLART, VIEW LN
1 200
AA, TX 75204

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PIONEER CROSSING

ADMINISTRATIVE P.U.D. REVISION
KE AND BIKE NETWORK PLAN
EXHIBIT F (REVISED 11-09-06) 0-19 -07

LAND USE SUMMARY		
COMMERCIAL/RENTAL	20.56 ac	
PUBLIC PARK	19.05 ac	
MIXED RESIDENTIAL	19.05 ac	
UNDEVELOPED OPEN SPACE	19.05 ac	
TOTAL	77.71 ac	

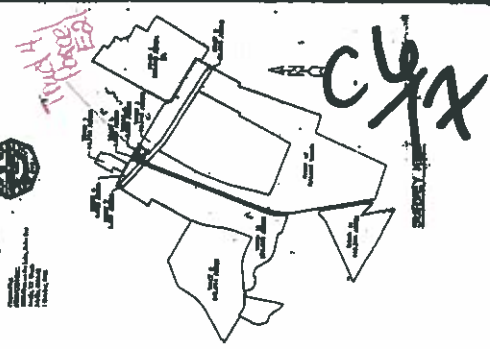
PRIME INCOME
EAST CARROLLTON

OWNER:
AMERICAN REALTY
TRUST, INC.
ART COLLECTIONS, INC.
100 VALLEY VIEW LN
SUITE 200
DALLAS, TX 75204

SECTION-HIKE AND BIKE LANE

OFFICE OF THE ATTORNEY GENERAL
STATE OF NEW YORK
ALBANY, NEW YORK

SECTION OF FIELD NOTES



1. The first section of the field notes describes the general location of the site, which is situated in the northern part of the field. The notes mention the presence of a small stream or ditch running through the area, and the surrounding vegetation is described as being mostly grass and low shrubs. The soil is noted to be a light-colored, sandy loam.

2. The second section of the field notes provides a more detailed description of the site's features. It notes the presence of a small, irregularly shaped pond or depression in the center of the area. The water in the pond is described as being clear and shallow. The surrounding area is noted to be a mix of open ground and low-lying vegetation. The notes also mention the presence of a small, rocky outcrop on the eastern side of the site.

3. The third section of the field notes describes the results of a series of tests conducted on the soil samples collected from the site. The tests were designed to determine the soil's physical and chemical properties, including its texture, structure, and nutrient content. The results of the tests are summarized in a table, which shows that the soil is a light-colored, sandy loam with a high percentage of sand and a low percentage of clay. The soil is also noted to be relatively low in nutrients, particularly in terms of nitrogen and phosphorus.

4. The fourth section of the field notes describes the results of a series of tests conducted on the water samples collected from the pond. The tests were designed to determine the water's physical and chemical properties, including its temperature, pH, and nutrient content. The results of the tests are summarized in a table, which shows that the water is relatively clear and has a pH of approximately 7. The water is also noted to be relatively low in nutrients, particularly in terms of nitrogen and phosphorus.

5. The fifth section of the field notes describes the results of a series of tests conducted on the vegetation samples collected from the site. The tests were designed to determine the vegetation's physical and chemical properties, including its height, density, and nutrient content. The results of the tests are summarized in a table, which shows that the vegetation is relatively low and has a high percentage of water-soluble nutrients. The vegetation is also noted to be relatively low in nutrients, particularly in terms of nitrogen and phosphorus.

6. The sixth section of the field notes describes the results of a series of tests conducted on the soil samples collected from the site. The tests were designed to determine the soil's physical and chemical properties, including its texture, structure, and nutrient content. The results of the tests are summarized in a table, which shows that the soil is a light-colored, sandy loam with a high percentage of sand and a low percentage of clay. The soil is also noted to be relatively low in nutrients, particularly in terms of nitrogen and phosphorus.

7. The seventh section of the field notes describes the results of a series of tests conducted on the water samples collected from the pond. The tests were designed to determine the water's physical and chemical properties, including its temperature, pH, and nutrient content. The results of the tests are summarized in a table, which shows that the water is relatively clear and has a pH of approximately 7. The water is also noted to be relatively low in nutrients, particularly in terms of nitrogen and phosphorus.