

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:

5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1st,
C. Banks-2nd.

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 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.

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>

		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

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: June 9, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

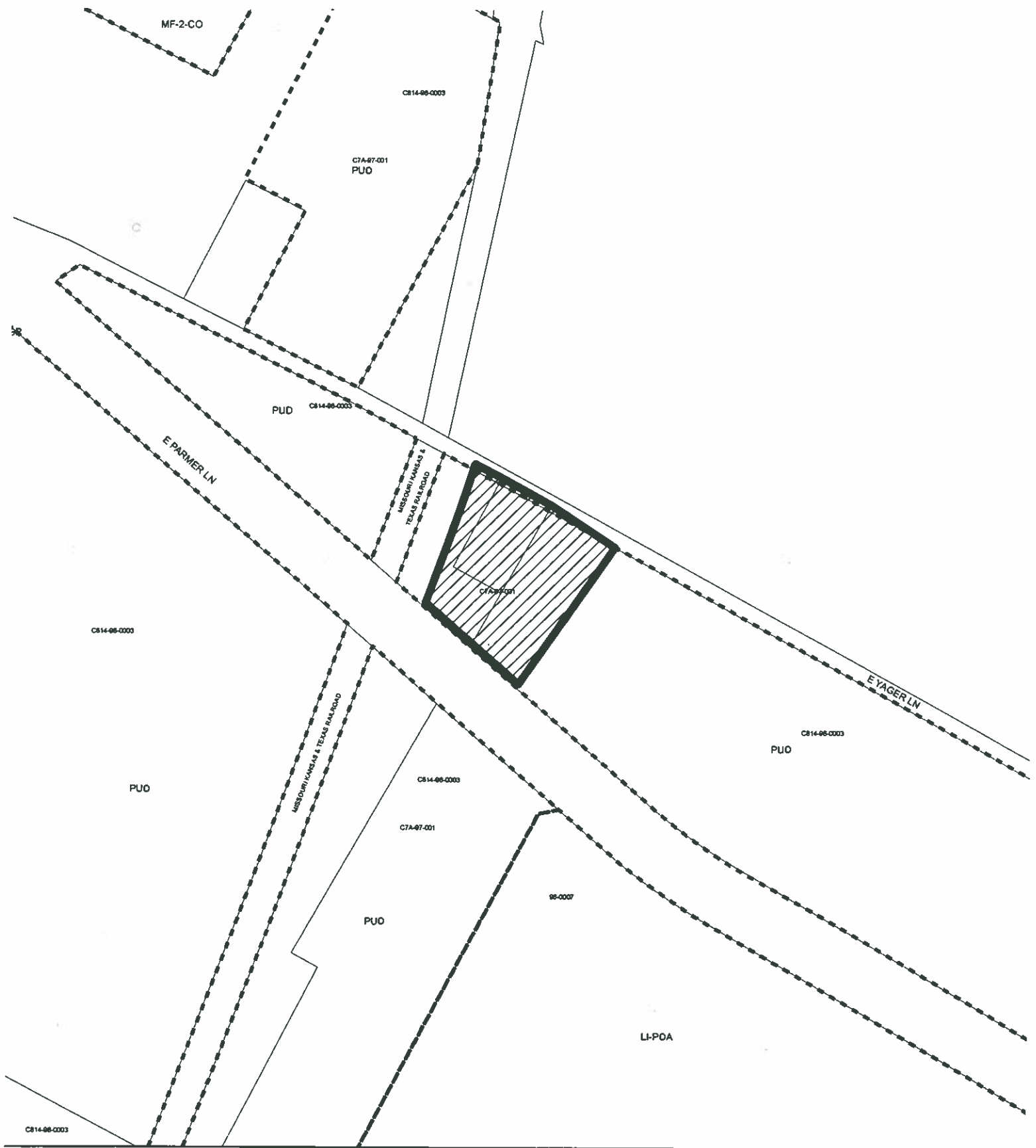
3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

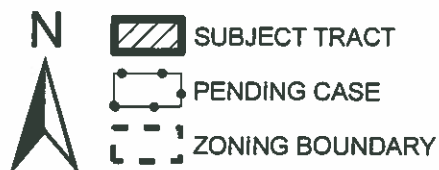
PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us



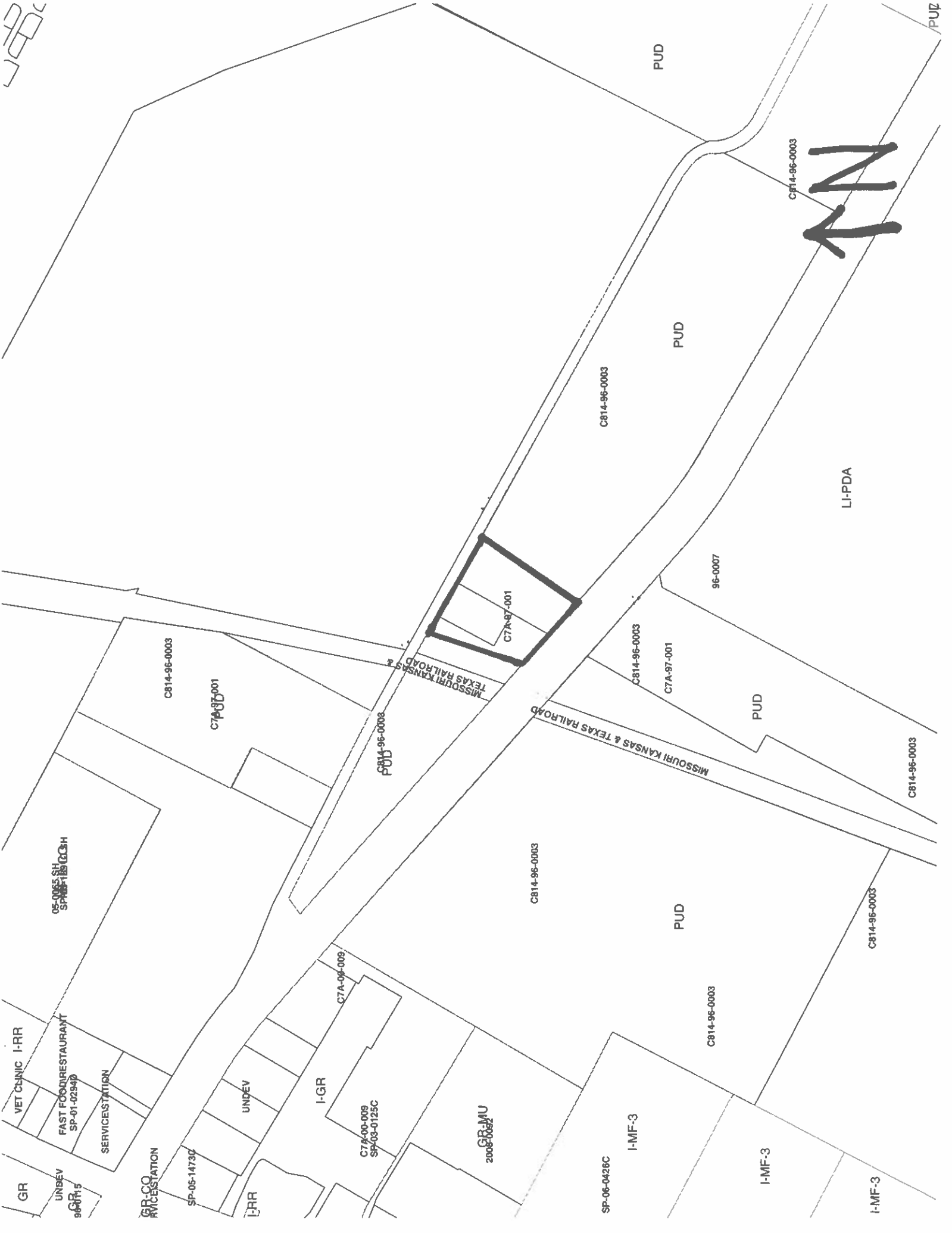
PLANNED UNIT DEVELOPMENT

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.



GR
UNDEV
960115

VET CLINIC I-RR

FAST FOOD RESTAURANT
SP-01-02940

SERVICE STATION

GR-CO
SERVICE STATION

SP-05-14730

I-RR

UNDEV

I-GR

C7A-00-009
SP-03-0125C

GR-MU
2006-0052

SP-06-0426C

I-MF-3

I-MF-3

I-MF-3

C814-96-0003

C7A-97-001

PUD

MISSOURI KANSAS & TEXAS RAILROAD

C7A-97-001

C814-96-0003

C814-96-0003

PUD

C814-96-0003

C7A-97-001

C814-96-0003

96-0007

PUD

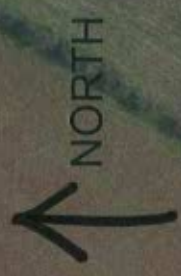
C814-96-0003

LI-PDA

C814-96-0003

C814-96-0003

PUD



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.

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.

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.

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.

LAND USE PLAN
95- REVISION DATE: 12/1/01

REPLACEMENT

25- REVISION DATE: 11-1-81

RECAPITULATED LISTING TABLE

[illegible]

REVISION 3

Amended 10/11/04

See Exhibit D-1	NAME / P-BUS / PHONE / FAX	MANAGEMENT AND SERVICE FACILITIES

TYPICAL NOTES

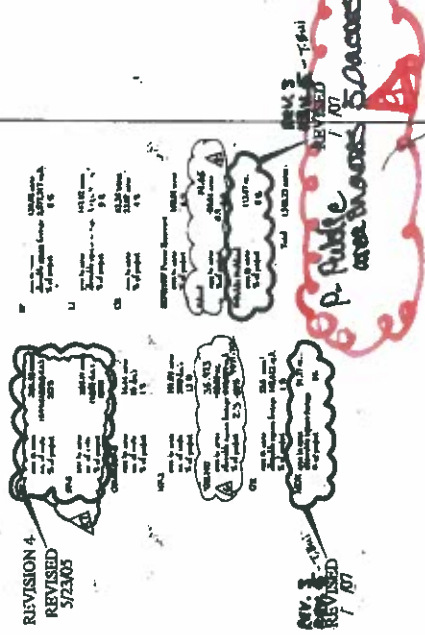
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TOTAL RECEIVED

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	<u>138.68 acres</u>
Total	1549.23 acres



LAND USE SUMMARY



ATTORNEY

600-44-0110
 LARK BYTES RESTAURANT
 2000 BAYVIEW BLVD
 NEWPORT NEWS, VA 23606

CONCLUSIONS AND RECOMMENDATIONS

2025-2026
2025-2026

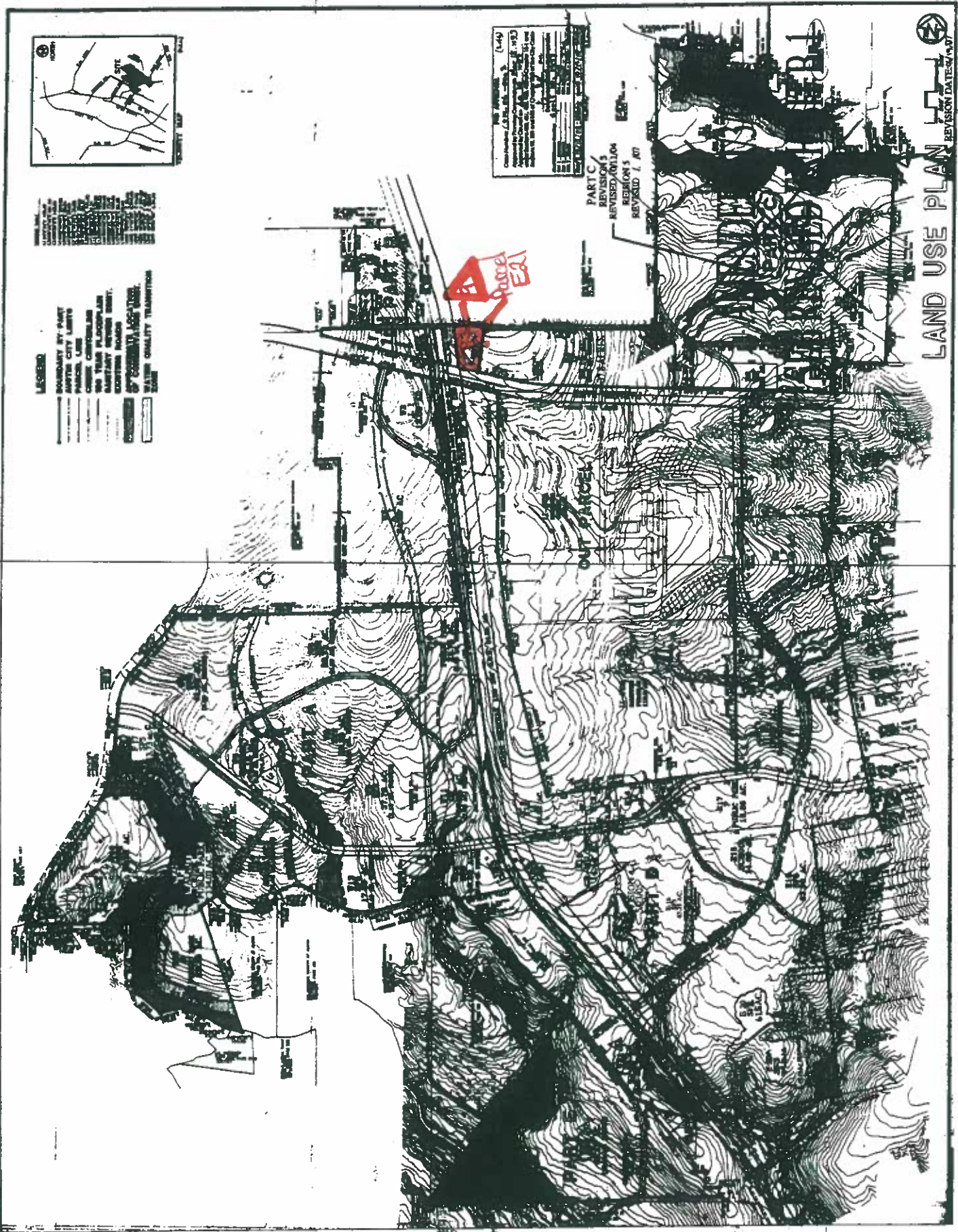
1071-1000 WILSON AVENUE

LAND USE PLAN

REVISION DATA SHEET

PIONEER CROSSING
P.U.D.
EXHIBIT B

PLANNED ENVIRONMENTAL INC.
SAND & SILVA ASSOCIATES
MAYOR & BREWER, INC.
DATE: 10/1/94
BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/1/94
BY: [Signature]



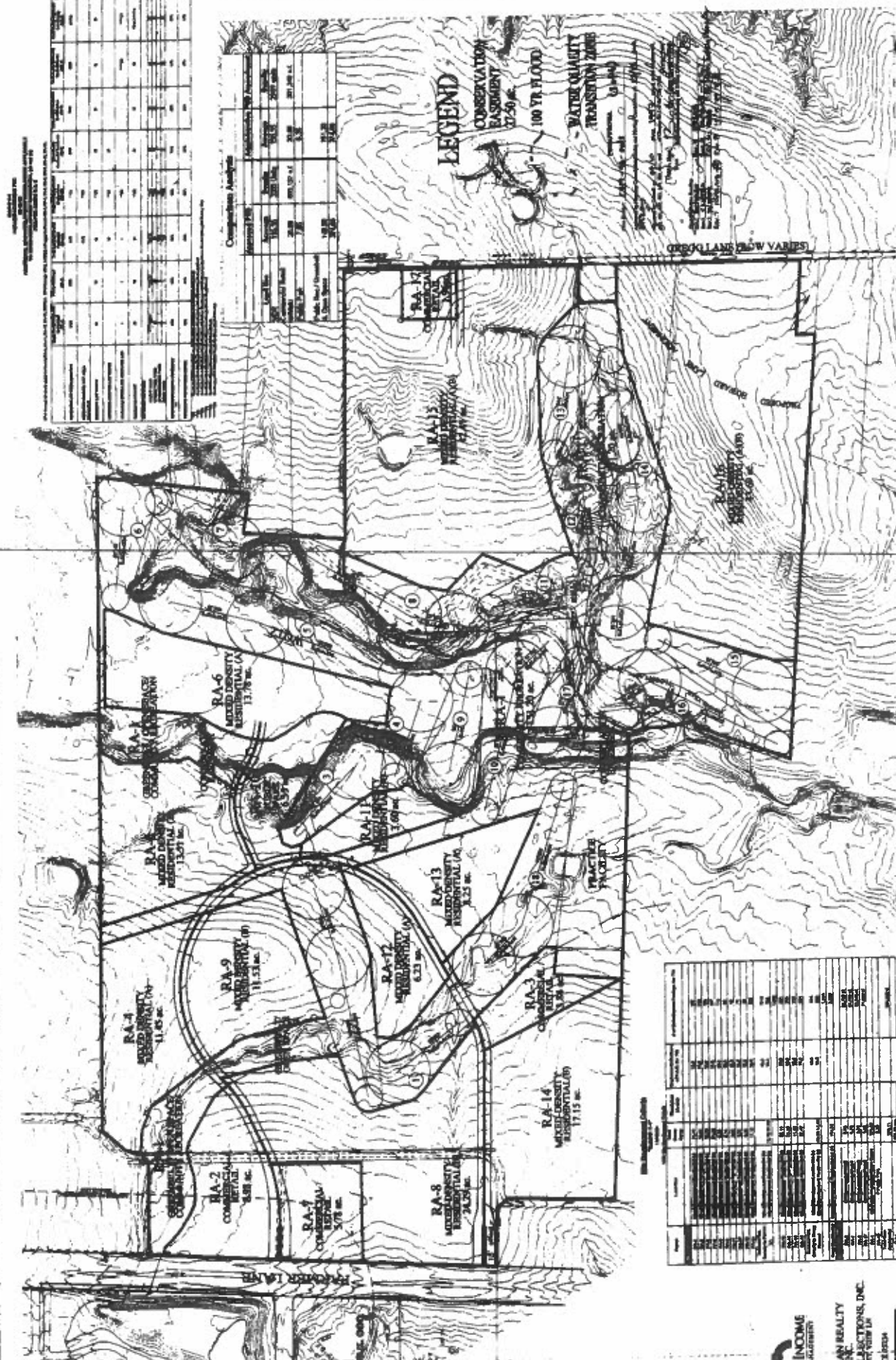
- LEGEND**
- BOUNDARY BY PART
 - NORTH CITY LIMITS
 - PARCEL LINE
 - CREAK CENTERLINE
 - NEW YEAR FLOODPLAIN
 - CURRENT FLOODING
 - WATER QUALITY TRANSITION
 - SOIL



PROJECT NO. 100-100-0000
 SHEET NO. 100-100-0000
 DATE 10-10-00

NO.	DESCRIPTION	AREA (AC)	PERCENTAGE	VALUE
1	RA-1	1.00	10.00	10.00
2	RA-2	1.00	10.00	10.00
3	RA-3	1.00	10.00	10.00
4	RA-4	1.00	10.00	10.00
5	RA-5	1.00	10.00	10.00
6	RA-6	1.00	10.00	10.00
7	RA-7	1.00	10.00	10.00
8	RA-8	1.00	10.00	10.00
9	RA-9	1.00	10.00	10.00
10	RA-10	1.00	10.00	10.00
11	RA-11	1.00	10.00	10.00
12	RA-12	1.00	10.00	10.00
13	RA-13	1.00	10.00	10.00
14	RA-14	1.00	10.00	10.00
15	RA-15	1.00	10.00	10.00
16	RA-16	1.00	10.00	10.00
17	RA-17	1.00	10.00	10.00
18	RA-18	1.00	10.00	10.00
19	RA-19	1.00	10.00	10.00
20	RA-20	1.00	10.00	10.00

NO.	DESCRIPTION	AREA (AC)	PERCENTAGE	VALUE
1	RA-1	1.00	10.00	10.00
2	RA-2	1.00	10.00	10.00
3	RA-3	1.00	10.00	10.00
4	RA-4	1.00	10.00	10.00
5	RA-5	1.00	10.00	10.00
6	RA-6	1.00	10.00	10.00
7	RA-7	1.00	10.00	10.00
8	RA-8	1.00	10.00	10.00
9	RA-9	1.00	10.00	10.00
10	RA-10	1.00	10.00	10.00
11	RA-11	1.00	10.00	10.00
12	RA-12	1.00	10.00	10.00
13	RA-13	1.00	10.00	10.00
14	RA-14	1.00	10.00	10.00
15	RA-15	1.00	10.00	10.00
16	RA-16	1.00	10.00	10.00
17	RA-17	1.00	10.00	10.00
18	RA-18	1.00	10.00	10.00
19	RA-19	1.00	10.00	10.00
20	RA-20	1.00	10.00	10.00



LEGEND

- CONSERVATION BASIN
- 100 YR FLOOD
- WATER QUALITY TRANSITION ZONE

PIONEER CROSSING ADMINISTRATIVE P.U.D. REVISION EXHIBIT B-1 (REVISED - 11-9-00) - PERACSAE

LAND USE SUMMARY	AREA (AC)	PERCENTAGE	VALUE
COMMERCIAL / RETAIL	20.56	6.35	199.95
MIXED DENSITY RESIDENTIAL	199.95	151.2	374.86
UNDESIRABLE / OPEN SPACE / COMM. REC.	151.2		
TOTAL	374.86		

NO.	DESCRIPTION	AREA (AC)	PERCENTAGE	VALUE
1	RA-1	1.00	10.00	10.00
2	RA-2	1.00	10.00	10.00
3	RA-3	1.00	10.00	10.00
4	RA-4	1.00	10.00	10.00
5	RA-5	1.00	10.00	10.00
6	RA-6	1.00	10.00	10.00
7	RA-7	1.00	10.00	10.00
8	RA-8	1.00	10.00	10.00
9	RA-9	1.00	10.00	10.00
10	RA-10	1.00	10.00	10.00
11	RA-11	1.00	10.00	10.00
12	RA-12	1.00	10.00	10.00
13	RA-13	1.00	10.00	10.00
14	RA-14	1.00	10.00	10.00
15	RA-15	1.00	10.00	10.00
16	RA-16	1.00	10.00	10.00
17	RA-17	1.00	10.00	10.00
18	RA-18	1.00	10.00	10.00
19	RA-19	1.00	10.00	10.00
20	RA-20	1.00	10.00	10.00

THE INCOME
 REALTY
 COLLECTORS, INC.
 ALLEN, TEXAS
 409-423-2222

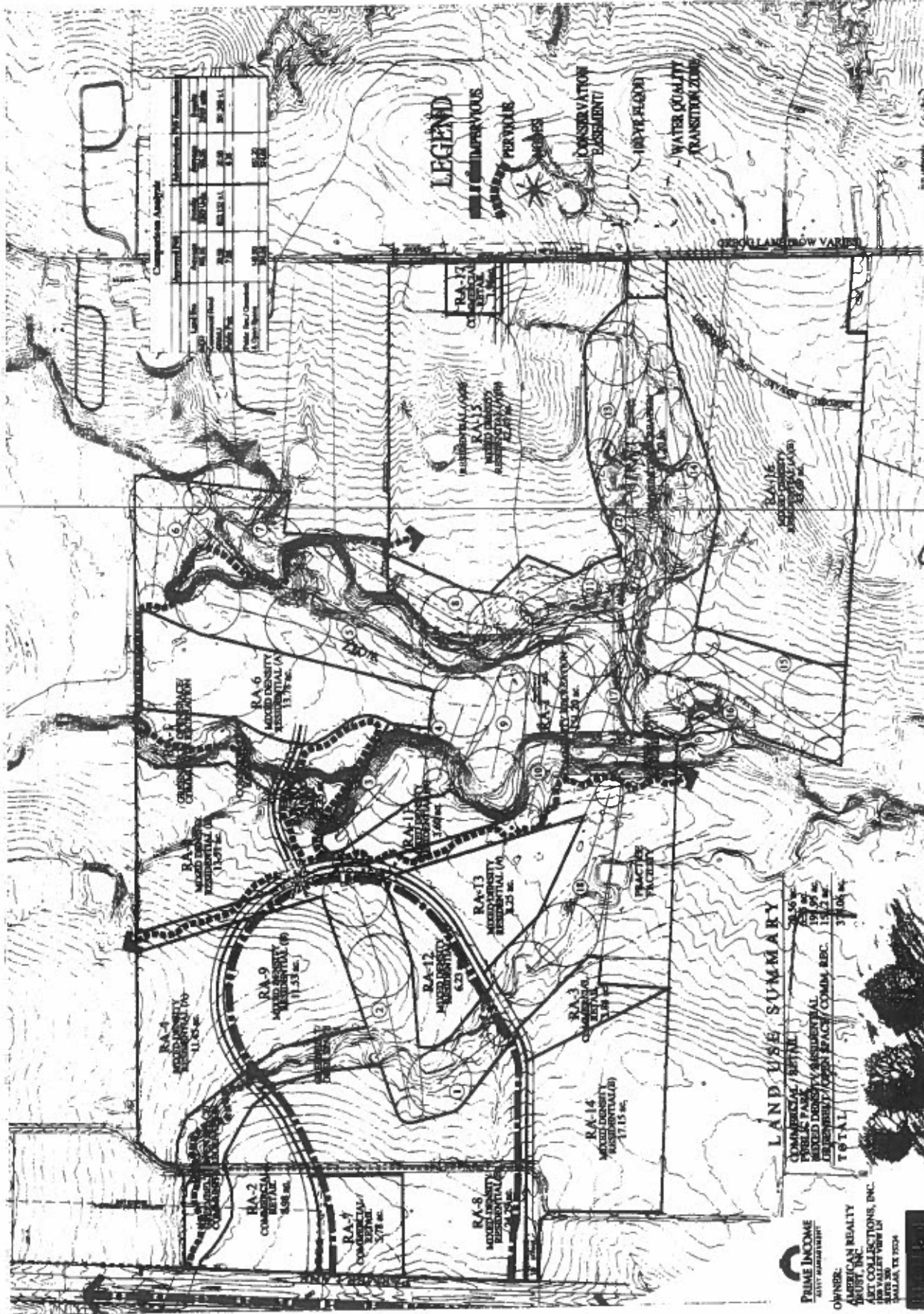
REVISION 5
 DATE 10-10-00
 SHEET 3 OF 4



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PIONEER CROSSING

ADMINISTRATIVE P.U.D. REVISION
HIKE AND BIKE NETWORK PLAN
EXHIBIT F (REVISED 4-89-06) 4-19-07

LAND USE SUMMARY

COMMERCIAL	1.00
INDUSTRIAL	1.00
RESIDENTIAL	1.00
WATER QUALITY TRANSITION ZONE	1.00
TOTAL	4.00



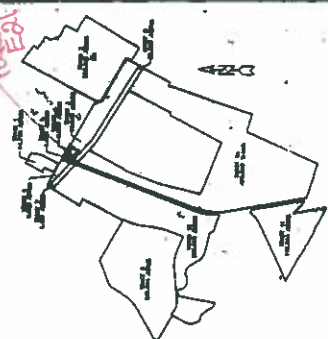
SECTION: HIKE AND BEE LANE

NOTE: SEE PLANS FOR DETAILS OF THE NETWORK. THE NETWORK IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE.

PRIME INCOME
EAST AUSTIN
OWNER:
AMERICAN REALTY
TRUST, INC.
ART COLLECTIONS, INC.
100 VALLEY VIEW LN
SALAS, TX 75074



REVISION 5
DATE: 01/15/07
SHEET 5 OF 6



1. The first section of the report discusses the general location and purpose of the project. It mentions that the project is located in a rural area and is intended to provide a crossing for the Pioneer River. The report also notes that the project is a part of a larger development plan for the area.

2. The second section of the report describes the physical characteristics of the project area. It mentions that the area is mostly flat and is covered with grass and some trees. The report also notes that the river is about 100 feet wide and flows from north to south.

3. The third section of the report discusses the proposed crossing. It mentions that the crossing will be a simple wooden bridge that will be about 100 feet long. The report also notes that the bridge will be built on a foundation of concrete piers.

4. The fourth section of the report discusses the estimated cost of the project. It mentions that the total cost of the project is estimated to be about \$10,000. The report also notes that this cost includes the cost of the bridge, the cost of the foundation, and the cost of the construction.

5. The fifth section of the report discusses the benefits of the project. It mentions that the project will provide a crossing for the Pioneer River, which will be a great benefit to the local community. The report also notes that the project will improve the access to the river and will help to protect the river from erosion.

6. The sixth section of the report discusses the environmental impact of the project. It mentions that the project will have a minimal impact on the environment. The report also notes that the project will not affect the flow of the river or the quality of the water.

7. The seventh section of the report discusses the social impact of the project. It mentions that the project will have a positive social impact on the local community. The report also notes that the project will provide a crossing for the Pioneer River, which will be a great benefit to the local community.

8. The eighth section of the report discusses the economic impact of the project. It mentions that the project will have a positive economic impact on the local community. The report also notes that the project will improve the access to the river and will help to protect the river from erosion.

9. The ninth section of the report discusses the legal aspects of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

10. The tenth section of the report discusses the conclusion of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

11. The eleventh section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

12. The twelfth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

13. The thirteenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

14. The fourteenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

15. The fifteenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

16. The sixteenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

17. The seventeenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

18. The eighteenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

19. The nineteenth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.

20. The twentieth section of the report discusses the future of the project. It mentions that the project is a part of a larger development plan for the area. The report also notes that the project is a part of a larger development plan for the area.