ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.10 (Pioneer Crossing PUD Amendment #10)

Z.A.P. DATE: August 2, 2011

ADDRESS: 2400-2700 Block of East Parmer Lane

APPLICANT/OWNER: Air Products and Chemicals, Inc. (Susan O. Reber)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: PUD **TO:** PUD **AREA:** 10.0 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommends the 10th amendment to the Pioneer Crossing PUD to create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

8/02/11: Approved staff's recommendation for PUD zoning by consent to establish a new Parcel E4A with the following conditions: Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site. Vote: (5-0, G. Bourgeois-off dais, C. Banks-absent); D. Tiemann-1st, S. Baldridge-2nd.

DEPARTMENT COMMENTS:

The applicant is requesting a 10th amendment to the Pioneer Crossing PUD to take 10 acres of land out of the northern portion of Parcel E4, which currently consists of 32.15 acres and has IP district uses, to create a new parcel that will be designated as Parcel E4A (Please see Request Letter-Attachment A). The applicant proposes that Parcel E4A have LI district land use designation and have an increased building height of 150 feet. In addition, the applicant requests that Basic Industry be a permitted use on Parcel E4A.

The property in question is an undeveloped tract of land located between East Parmer Lane and East Yager Lane. To the west there is a vacant, gutted one story single-family house and an undeveloped area with large overhead transmission lines and a storage trailer for Austin Energy. The land to the north and east appears to be undeveloped land and or farmland. To the south of this site, across Parmer Lane is an industrial use (Samsung Manufacturing).

The staff's recommendation is to establish a new parcel number, Parcel E4A, within the Pioneer Crossing Planned Unit Development for this 10 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 E4A with "LI" Limited Industrial zoning district permitted uses and site development standards on the PUD land use plan (Please see redlined Pioneer Crossing PUD Land Use Plan-Attachment C). The staff also recommends that Basic Industry be permitted use on this parcel within the PUD. In addition, the staff recommends that the maximum height on

the parcel be limited at 150-feet for a structure other than a building so that the applicant, Air Products and Chemicals, Inc., can construct a cold box on the site to provide enough efficiency to maintain the needs required by Samsung Industries located to the south (Please see Purpose of Request Letter from Air Products and Chemicals, Inc.-Attachment B). The requested Parcel E4A is located in a designated industrial area of the Pioneer Crossing PUD. The property is directly to the west of a proposed substation for Austin Energy. According to Austin Energy, the substation poles for transmission lines on their site will be between at least 110 to 120-feet in height. Therefore, the applicant's request for up to 150-feet in height on Parcel E4A will be consistent with the height of other uses in this area.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD	Undeveloped
North	County	Undeveloped
South	PUD (Pioneer Crossing PUD – Parcel E12), LI-PDA	Undeveloped (Farmland), Samsung Manufacturing
East	PUD (Pioneer Crossing PUD – Parcel E4)	Undeveloped (Farmland)
West	ROW, PUD (Pioneer Crossing PUD – Parcels E21 and W1)	Vacant Single-Family Residence, Austin Energy Transmission Lines, 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 Parks Foundation
Harris Branch Master Association, Inc.
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
C814-96-0003.09	PUD to PUD: To amend the PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane and to designate "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The applicant also requests 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.	5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1st, C. Banks-2nd.	6/23/11: Approved PUD amendment on all 3 readings (7-0)
C814-96-0003.07	PUD to PUD	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.* * The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, *"Section 13-1-*	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.

		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.	
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	6/19/07: Administratively approved by staff	N/A

	administrative amendment to change uses on Parcel open space/parkland locations within the PUD		
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); 1st reading 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)

ABUTING STREETS:

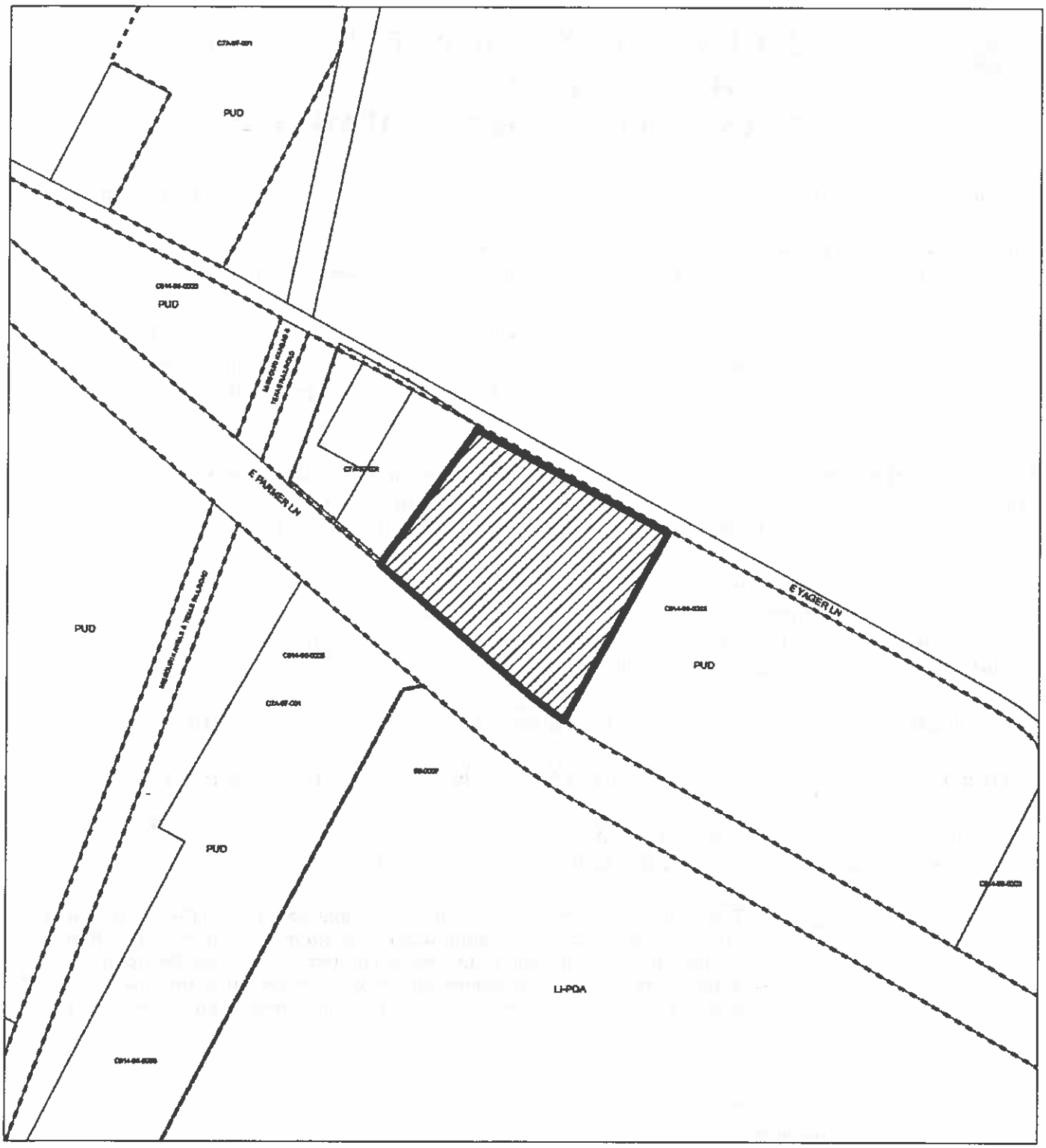
Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
E. Parmer Lane	200'	MAD-4	Major Arterial	Yes	No	Yes
E. Yager Lane	Varies	21'	Ind. Collector	No	No	Yes

CITY COUNCIL DATE: August 25, 2011 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3057
sherri.sirwaitis@ci.austin.tx.us



ZONING

N

SUBJECT TRACT

PENDING CASE

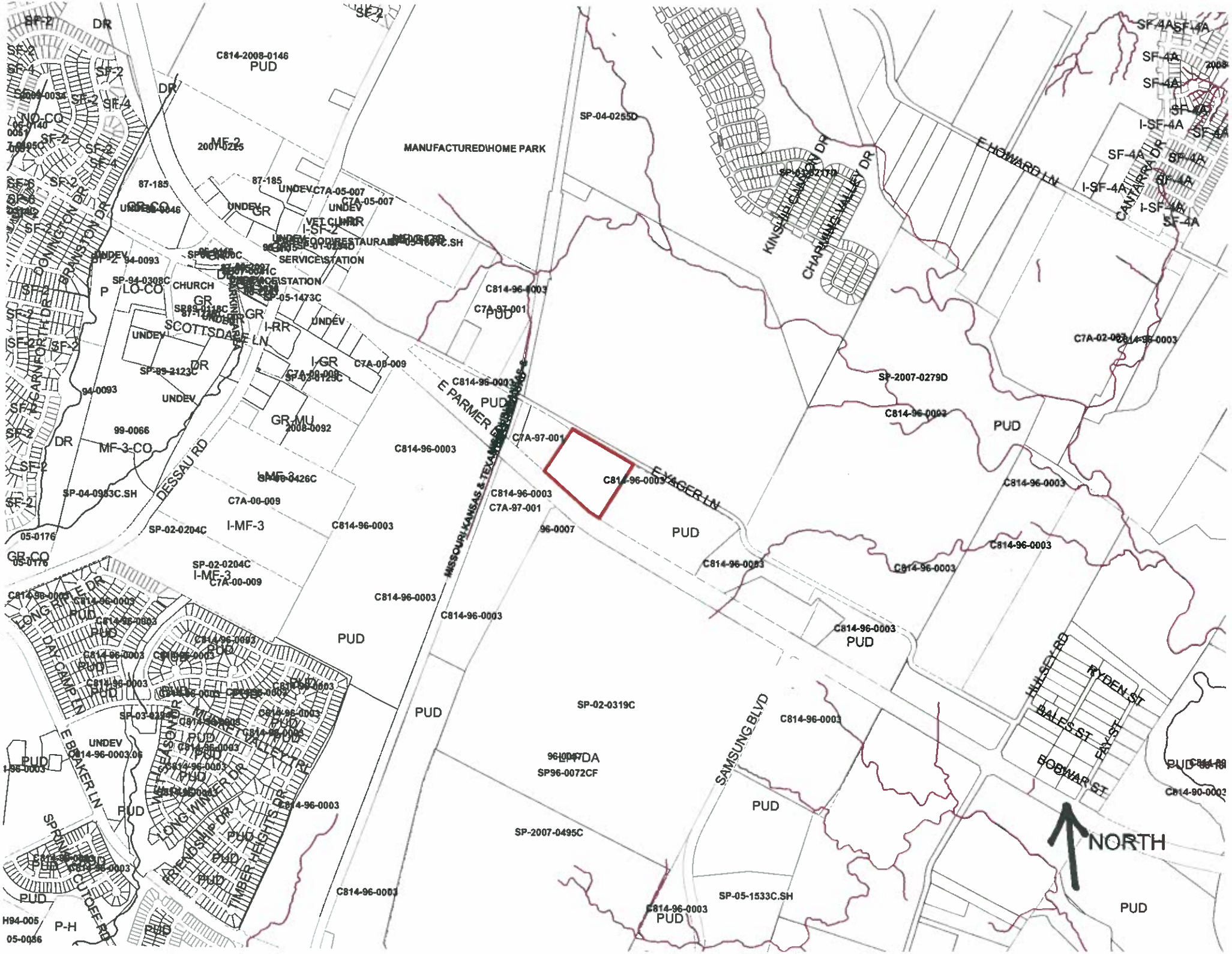
ZONING BOUNDARY

1" = 400'

ZONING CASE#: C814-96-0003.10
LOCATION: 2400-2700 PARMER LN
SUBJECT AREA: 10 ACRES
GRID: P32
MANAGER: JOI HARDEN

CITY OF AUSTIN FOUNDED 1839

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.


E PARMER LN
E YAGER LN
DESSAU RD
MISSOURI KANSAS & TEXAS RR
SAMSUNG BLVD
E HOWARD LN
NORTH
MANUFACTURED\HOME PARK
PUD
C814-96-0003
C7A-97-001
SP-04-0255D
SP-2007-0279D
SP-02-0319C
SP-2007-0495C
SP-05-1533C.SH
SP96-0072CF
C814-2008-0146
I-MF-3
I-RR
GR
GR-MU
LO-CO
MF-3-CO
SF-2
SF-4A
I-SF-4A
I-SF-2
C7A-00-009
C7A-05-007
C7A-05-009
SP-02-0204C
SP-04-0983C.SH
SP-05-1473C
SP-89-2123C
SP-94-0308C
SP-02-0426C
SP-02-0125C
SERVICE\STATION
CHURCH
UNDEV
VET CLINIC
RESTAURANT
SCOTTSDALE LN
KINSHIP CANYON DR
CHARMING VALLEY DR
CANTARRA DR
RYDEN ST
BALES ST
FAY ST
BOBWAR ST
HUTSON RD
E BAKER LN
LONG RIDGE DR
DAY CAMP LN
LONG WINTER DR
TIMBER RIDGE DR
SPRING CUTOFF RD
BRANSTON DR
CARNFORTH DR
DR


PUD
GR-MU
I-GR
C814-96-0003
C814-96-0003
PUD
PUD
PUD
PUD

STAFF RECOMMENDATION

The staff's recommends the 10th amendment to the Pioneer Crossing PUD to create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site.

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 10th amendment to the Pioneer Crossing PUD will establish a new 10-acre parcel within the PUD, Parcel E4A. Parcel E4A will have the LI district land use designation, will have a maximum height of 150-feet for a structure other than a building, and will establish Basic Industry as a permitted use.

   This amendment will create a new parcel within the existing PUD that will allow Air Products and Chemicals, Inc. to expand their facility in an area of the City that has established industrial uses. The property in question is located directly to the west of a proposed substation for Austin Energy. According to Austin Energy, the substation poles for transmission lines on their site will be between at least 110 to 120-feet in height. Therefore, the applicant's request for up to 150-feet in height on Parcel E4A will be consistent with the height of other proposed structures in this area.

Existing Land Use

The site under consideration 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 undeveloped. The property to the north, across Yager Lane, is undeveloped. To the west there is with a vacant, one story single-family house and an undeveloped area with large overhead transmission lines and a storage trailer for Austin Energy. The property to the north, across Yager Lane, is undeveloped. The land to the east appears to be farmland. To the south of this site, across Parmer Lane is an industrial use (Samsung Manufacturing).

Environmental

No environmental review comments.

Fire

No comments.

Industrial

The requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply to this project based on the plans submitted. NO W & WW Utility sheets.

(FYI) Documentation provided with plans indicated process WW flows of up to 180,000 gallons per day. Please contact TAMMY WEST (Pretreatment Compliance Specialist, Sr. (512) 972-1060 tammy.yates.west@ci.austin.tx.us) for Significant Industrial User (SIU) permit requirements and application packet.

(FYI) Pretreatment of process wastewater discharged from an industrial, commercial, or other non-residential type sanitary sewer user is required. Examples of such non-residential type users that may discharge process wastewaters to the sanitary sewer system may include, but are not limited to: hospitals, medical and other laboratories, car washes, parking garages, dumpster drains, industrial, commercial and other laundries, manufacturers, chilled water plants and cooling towers, photo developers, x-ray developers, publishers, printers, radiator shops, etc. A variety of devices and equipment may be required for pretreatment of such wastes.

(FYI) When available, submit plumbing plans to the Austin Water Utility's Special Services Division (SSD) for pretreatment review prior to issuance of the plumbing permit. For projects that do not require a City of Austin building permit, the plans must still be submitted to the SSD for pretreatment review prior to construction if the wastewater will be treated by the City of Austin.

(FYI) Any site using or planning to use auxiliary water (e.g., reclaim, rain water, well water, etc.) in addition to water supplied by Austin Water Utility (AWU) may be required to provide backflow prevention at all connections. Review applicable details of requirements at www.ci.austin.tx.us/water/downloads/wwwssd_cc_bfp_aux.pdf . Please contact the Water Protection Section of the Special Services Division at (512) 972-1060.

Impervious Cover

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.

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

Development Classification	*% of Net Site Area*	*% with Transfers*
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

An industrial use within a PUD shall conform with the performance standards established by Sec. 25-2-648. [Sec. 25-2-411(G)].

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

Dedication of right-of-way for Parmer Lane and Yager Lane is not required at this time. However, dedication of additional right-of-way for Parmer Lane and Yager Lane will be required during the subdivision stage or the site plan stage in accordance with the AMATP and the TCM.

The Transportation Review Section has no objections to the requested PUD amendment.

A traffic impact analysis was not required for this case because the traffic generated by the proposed PUD amendment is not expected to have a significant change in traffic rates and does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

East Parmer Lane is classified in the Bicycle Plan as Bike Route No. 2. East Yager Lane is classified in the Bicycle Plan as Bike Route No. 8.

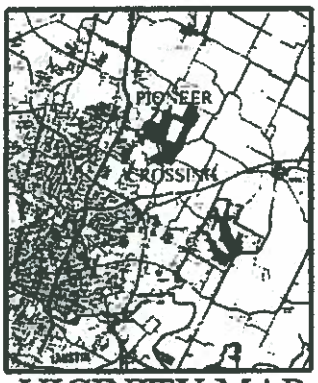
There are existing sidewalks on the south side of E. Parmer Lane along the Samsung site. There are no existing sidewalks along E. Yager Lane.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
E. Parmer Lane	200'	MAD-4	Major Arterial	Yes	No	Yes
E. Yager Lane	Varies	21'	Ind. Collector	No	No	Yes

Water Quality

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. 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. The landowner will be responsible for obtaining any Service Extension Request approvals required. Water and wastewater utility plans must be 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.



VICINITY MAP

BECHTOL
golf
RUSSELL

PIONEER CROSSING P.U.D.

N

NORTH

SCALE: 1" = 400'

2/1/06

Attachment A

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

June 16, 2011 (Updated July 26th, 2011)

Greg Guernsey, Director
Neighborhood Planning and Zoning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Pioneer Crossing PUD Amendment # 10 (C814-96-0003.10)

Dear Greg:

I represent Air Products and Chemicals, Inc, in a request to amend the Pioneer Crossing PUD as it relates to parcel number E4. Air Products and Chemicals, Inc. is currently located at the Austin Samsung site, and has under contract, 10-acres, which are part of parcel number E4 (32.15 acres). The PUD amendment request is as follows:

1. Amend Exhibit C -Site Development Criteria Land Use Summary - that is attached to ordinance number 970410-I - by subtracting 10 acres from parcel number E4 and change the land use designation from IP to LI. The amendment also increases building height from 60 feet to 150 feet. The 10-acre tract will be designated as E4A.

2. Amend Exhibit D, Permitted Uses Table by adding Basic Industry under the additional use column.

3. Amend sheets 1 of 6 and 2 of 6 of the PUD land use plan to reflect the changes described in items 1 and 2 above.

Justification for Amendment:

The 10-acre site that Air Products and Chemicals, Inc. intends to purchase would allow for expansion of the current facility, which is located at the Samsung site. The new facility will initially include a cold box and an 830,000 gallon liquid nitrogen storage tank with vaporizers and a liquefier to produce liquid nitrogen. The 150 foot height is being requested so a cold box can be constructed that will be efficient enough to produce the requirements needed by Samsung.

See attached letter from Air Products and Chemicals, Inc for more details. The tallest cold box currently at the Samsung site is 103 feet tall. Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco

Cc: Jerry Rusthoven, Zoning Division Manager
Sherri Sirwaitis, Zoning Planner

Attachments

Attachment B

AIR PRODUCTS

Air Products and Chemicals, Inc.
7201 Hamilton Boulevard
Allentown, PA 18195-1501
Telephone (610) 481-4911

25 July 2011

Mr. Greg Guernsey, Director
Planning and Development Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Re-Zoning and Height Variance for Parmer Lane Property in Austin, TX

Dear Mr. Guernsey:

Air Products and Chemicals, Inc. currently has ten acres of land under agreement located on Parmer Lane in Austin, TX. As part of our due diligence, we are requesting the property be re-zoned from Planned Unit Development - Industrial Park to Planned Unit Development- Limited Industrial Service and asking for a height variance of 150 feet.

Air Products serves the industrial, energy, technology and healthcare markets worldwide by providing atmospheric, process and specialty gases, as well as performance materials and equipment. Additionally, we already have a local presence in Austin, as we have five operational air separation plants and one air separation plant under construction which supplies nitrogen and oxygen to Samsung. These products are essential to Samsung in the production of their semiconductor business. Besides providing nitrogen and oxygen, Air Products also supplies and manages specialty gases and chemical equipment for Samsung in Austin which is called MEGASYS®. Air Products currently employs approximately 115 people at the Samsung site, supporting both MEGASYS® and the plant operation. However, we expect to grow to 135 people as Samsung's requirements increase. Furthermore, we have three other air separation plants in Austin which support Spansion LLC (formerly AMD) and Freescale/ATMC (formerly Motorola) with their nitrogen and oxygen requirements.

At the Samsung site, we currently have five operational plants with ten 50,000-60,000 gallon liquid nitrogen storage tanks, four 11,000 gallon liquid oxygen tanks and five cold boxes. Additionally, the tallest structure that Air Products has constructed at the Samsung site is a 103 foot cold box. We have also estimated that the total power that Air Product uses at the Samsung site is 15,000 kWh and 350,000 gallons of water per day.

Air Products prides itself in being a leader in the areas of the environment, health and safety. Process safety has been integral to Air Products since the mid-1970s, when we first introduced and implemented process hazards analyses for both engineering projects and operating facilities. Since that time, our process safety programs have grown to include all aspects of process safety management and we have evolved into an industry leader in process safety providing financial and direct support to many external organizations. The process to manufacture liquid and gaseous nitrogen involves the completion of multiple stages, including filtration, compression, air purification, heat exchange, distillation and refrigeration. An air separation plant produces gaseous and liquid products using a cryogenic distillation process. The process starts with atmospheric air being compressed and sent through an adsorber bed to remove the moisture and carbon dioxide. The air then enters a series of distillation columns where pure nitrogen and oxygen gases are extracted. The gases are then taken through the liquefaction process to produce liquid nitrogen and oxygen.

Air Products would like to purchase the 10 acres of land in Austin in order to build an air separation plant which would supply Samsung with nitrogen; however this could grow to oxygen as well depending on Samsungs needs. So, our site would initially include a cold box, an 830,000 gallon liquid nitrogen storage tank with vaporizers and a liquefier to produce liquid nitrogen which could be hauled off the site. The 150 foot height variance is being requested, so a cold box can be constructed that will be efficient enough to produce the requirements needed by Samsung. As this would be a larger plant, it would be equivalent to the capacity currently onsite at the Samsung location. This plant would require a power usage around 9,500 kWh and the liquefier would require another 7,500 kWh. As for water usage, our requirements at the site would be roughly 180,000 gallons of water per day.

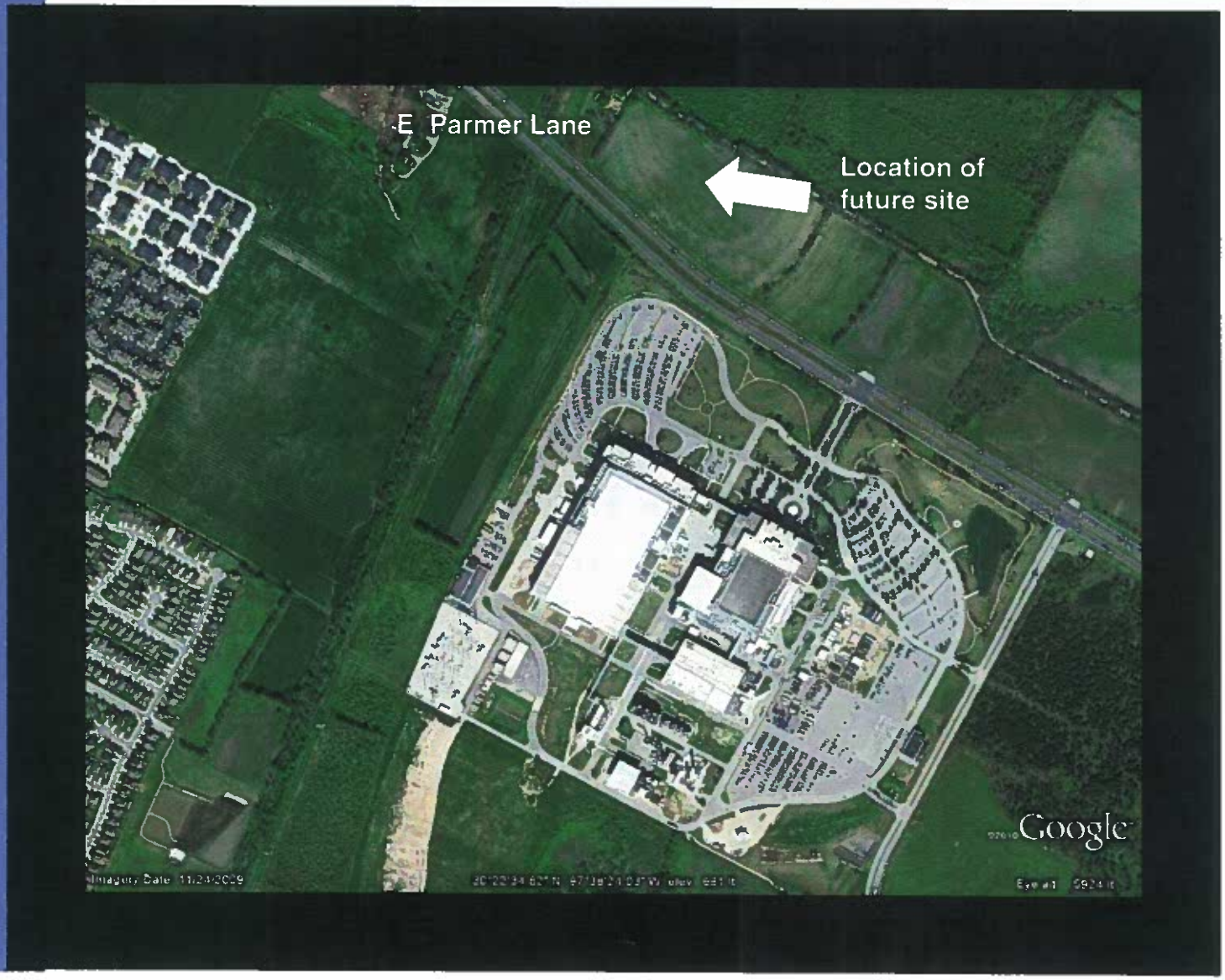
If you have any further questions or concerns, please feel free to contact me.

Sincerely,

Susan O. Reber

Susan O. Reber
Corporate Real Estate

Future Site in Austin, Texas



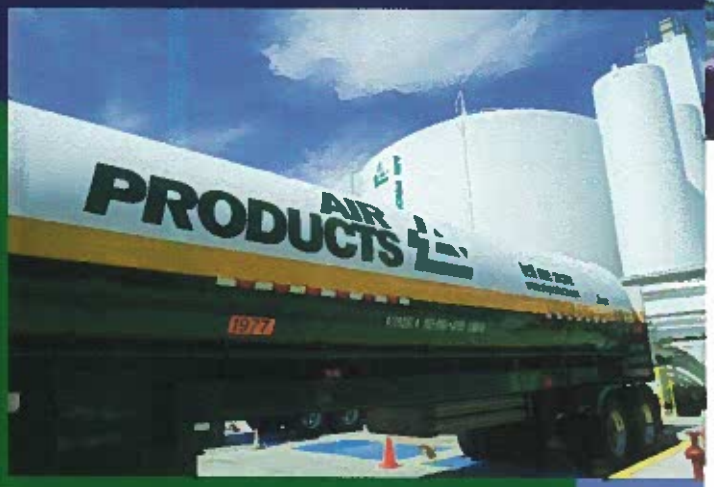
AIR PRODUCTS

AIR PRODUCTS

March 22, 2011





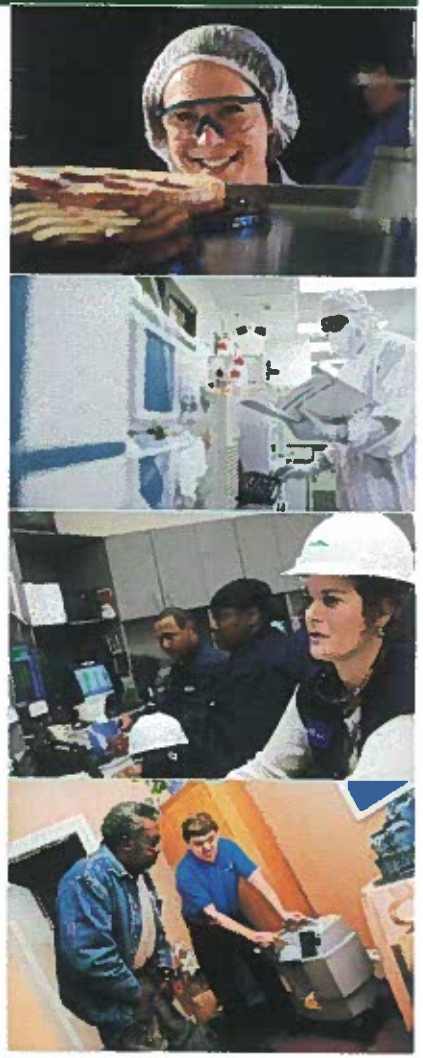


www.airproducts.com

AIR PRODUCTS

Who Is Air Products?

- Global atmospheric, process and specialty gases, performance materials, equipment and services provider
- Serving industrial, energy, technology and healthcare markets worldwide
- Fortune 500 company
- Operations in over 40 countries
- 18,300 employees worldwide
- Known for our innovative culture and operational excellence
- Corporate responsibility commitment
- $9 billion in sales



AIR PRODUCTS

Our Three Global Businesses

- **Merchant Gases**
  - Industrial gases, certain medical and specialty gases supplied to a variety of customers
- **Tonnage Gases, Equipment and Energy**
  - Industrial gases supplied via large on-site facilities or pipeline systems; equipment; technologies to serve future energy markets
- **Electronics and Performance Materials**
  - Specialty and tonnage gases/chemicals, services and equipment supplied to electronics markets; performance chemical solutions for a variety of industries

AIR PRODUCTS

Our Presence in Texas

- Over 700 employees in Texas
- Approximately 150 employees in Travis County
- 32 locations in Texas
- 9 Air Products locations in Travis County
  - 7 Nitrogen/Oxygen Plants at 4 customer sites in Austin, TX
  - Office/Tech Center in Austin, TX
  - Electronic Specialty Gases Facility in Manor, TX
- 2 additional plants are currently under construction at Samsung

AIR PRODUCTS

Our Role as a Responsible Corporate Citizen

www.airproducts.com/responsibility

- **Be a leader in the areas of the environment, health and safety.**
- **Be an integral part of our communities because through our employees who live and work there, we are the community.**
  - Sponsorship for the Annual Susan G. Komen Race for a Cure, Annual MS 150 and local recreational leagues
  - Donated computers and supplies to schools in the Austin area
  - Donated emergency response equipment to the local fire department
  - Performed LIN demonstrations and hosted science fairs for local schools

AIR PRODUCTS


AIR
PRODUCTS

Attachment C

PERMITTED USES TABLE

EXHIBIT D

PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
W1	CS	None	Vehicle storage, scrap and salvage and elemosynary institutions
W2	LI	None	Vehicle storage, scrap and salvage and elemosynary institutions
W3	LI	None	Vehicle storage, scrap and salvage and elemosynary institutions
W4	SF-3	None	None
W5	SF-3	None	None
W6	School	None	None
W7	SF-1	None	None
W8	SF-1	None	None
W9	P - Public Park	None	None
W10	GR	Transportation Terminal	Vehicle storage, scrap and salvage and elemosynary institutions
W12	SF-3	None	None
W13	SF-3	None	None
W14	SF-3	None	None
W15	GR-MU	All residential uses as defined in Section 13-2-3, Elementary Education Structure, Community Recreation (public), Agricultural Sales and Services, Private Primary and Parents Members Day School	Vehicle storage, scrap and salvage and elemosynary institutions
W16	SF-3	None	None
W17	SF-3	None	None
W18	GR	None	Vehicle storage, scrap and salvage and elemosynary institutions
W19	P - Public Park	None	None
E1	SF-1	Outdoor sports and recreation	None
E2	MF-2	Outdoor sports and recreation	None
E3	MF-2	Outdoor sports and recreation	None
E4A	P	None	Vehicle storage, scrap and salvage and elemosynary institutions
E4B	P	None	Vehicle storage, scrap and salvage and elemosynary institutions
E5	GR	Agricultural Sales and Services, Postal Facilities, Printer's Shops	Vehicle storage, scrap and salvage and elemosynary institutions
E6	cl	None	Vehicle storage, scrap and salvage and elemosynary institutions
E7	to	None	Vehicle storage, scrap and salvage and elemosynary institutions
E8	MF-2	None	None
E9	to	None	Vehicle storage, scrap and salvage and elemosynary institutions
E10	to	None	Vehicle storage, scrap and salvage and elemosynary institutions
E11	LI	None	Vehicle storage, scrap and salvage and elemosynary institutions
E12	LI	None	Vehicle storage, scrap and salvage and elemosynary institutions
E13	LI	None	Vehicle storage, scrap and salvage and elemosynary institutions
E14	LI	None	Vehicle storage, scrap and salvage and elemosynary institutions
E15	GR-MF-MHC	Personal Service Establishments, Financial Sales and Services, Community Recreation (Private), Agricultural Sales and Services, Day Care Services (Commercial), and Day Care Services (Limited), Printer's Shops	None
E16	MF-2	None	None
E17	P - Public Park	None	None
E18	School	None	None
E19	SF-3	None	None
E20	MF-2	None	None

1 Also see "Farmer's Market" in a use which is not specifically defined in the Austin City Code of 1992, as amended. For purposes of this "PUD" Planned Unit Development only, the term "Farmer's Market" means a use for the exhibition and/or sale of farm products, fruit and crafts, and other similar products.

TYPICAL NOTES

CEM-1 1) The landowner and the engineer for any preceding approved action may, in accordance with applicable law, file an application for approval of a minor change to any site plan, plat, or other approval, and in addition to the applicable requirements, shall meet City of Austin standards.

CEM-2 2) The landowner shall dedicate all roadway rights-of-way and easements, and construct and install all water and wastewater facilities, as required by the City of Austin in accordance with the Land Development Code, the Utility Criteria Manual, and the Transportation Criteria Manual. The landowner shall pay all associated fees. All water and wastewater utility plans must be reviewed and approved by the City of Austin prior to the approval of any subdivision construction plans or final plats. All water and wastewater utility improvements must be in accordance with the City of Austin's utility criteria and must be operational and accepted by the City of Austin prior to any connection to the City of Austin's water and wastewater system. The landowner must pay the impact fees in effect at the time of application for building permits.

CEM-3 3) Development or construction within the Water Quality Transition Zone, Critical Water Quality Zone, Water Quality Zone, Critical Environmental Feature, or their buffers, as described in Section 25-8-261 through 25-8-263 of the Austin City Code, is prohibited unless specifically allowed by variance approved by the Austin City Council. Critical Water Quality Zone and Water Quality Zone boundaries must be verified through environmental assessments at the subdivision and site plan stages.

CEM-4 4) Water and wastewater service will be provided by the City of Austin in accordance with the Austin Water Utility Tariff and the City's utility service regulations in effect at the time an application for service is approved. All water and wastewater utility improvements, including off-site improvements, necessary to serve the land must be designed and constructed in accordance with City of Austin criteria in effect at the time of application for each utility service. The landowner must pay all associated fees.

CEM-5 5) Prior to the approval of any site plan or subdivision construction plan, the landowner must demonstrate compliance with all environmental regulations in effect at the time of application for each site plan or subdivision construction plan, unless otherwise provided for in this PUD.

CEM-6 6) Development within the Water Quality Transition Zone, Critical Water Quality Zone, Water Quality Zone, Critical Environmental Feature, or their buffers, as described in Section 25-8-261 through 25-8-263 of the Austin City Code, is prohibited unless specifically allowed by variance approved by the Austin City Council. Critical Water Quality Zone and Water Quality Zone boundaries must be verified through environmental assessments at the subdivision and site plan stages.

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CEM-8 8) The 100-year floodplain and its associated drainage easement must be contained within a drainage easement.

CEM-9 9) The applicable Austin Watershed Ordinance must be complied with for all proposed on-site development and off-site improvements, except where specifically modified by variance approved by the Austin City Council. The owner of development shall comply with all requirements of Austin City Ordinance No. 20010913-086 (Save Our Springs Ordinance) and Austin City Ordinance No. 20000309-38 (Water Quality Transition Zone Ordinance), except as modified by variance approved by the Austin City Council. Where the 100-year floodplain of Bear Creek and tributaries crosses Tract E4A, the owner of Tract E4A shall dedicate a drainage easement to the City of Austin for the 100-year floodplain of Bear Creek and tributaries. Prior to the approval of any site plan or subdivision construction plan, the landowner must demonstrate compliance with all environmental regulations in effect at the time of application for each site plan or subdivision construction plan, unless otherwise provided for in this PUD.

CEM-10 10) Development or construction within the Water Quality Transition Zone, Critical Water Quality Zone, Water Quality Zone, Critical Environmental Feature, or their buffers, as described in Section 25-8-261 through 25-8-263 of the Austin City Code, is prohibited unless specifically allowed by variance approved by the Austin City Council. Critical Water Quality Zone and Water Quality Zone boundaries must be verified through environmental assessments at the subdivision and site plan stages.

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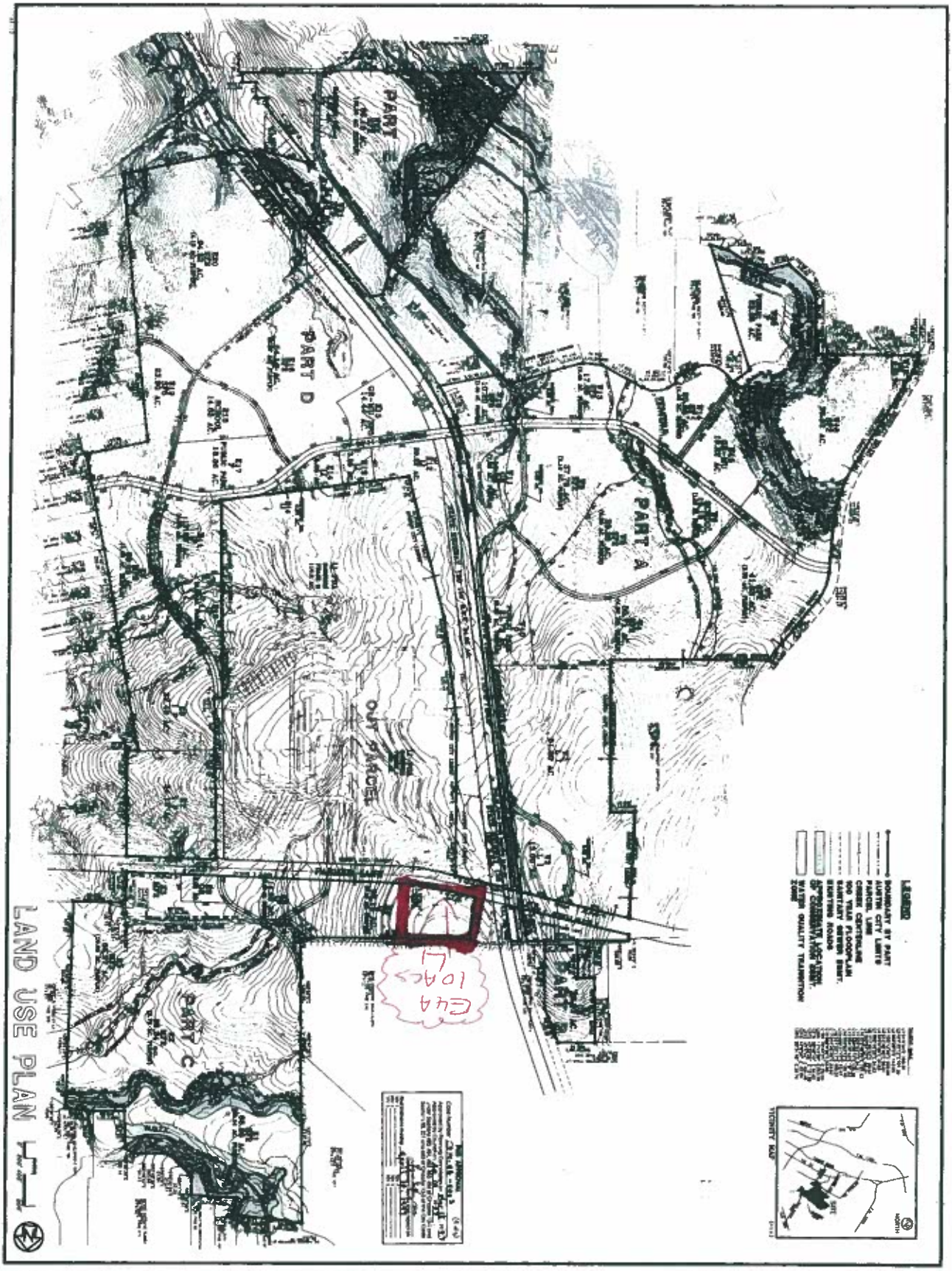
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CEM-87 87) Development or construction within the Water Quality Transition Zone, Critical Water Quality Zone, Water Quality Zone, Critical Environmental Feature, or their buffers, as described in Section 25-



PIONEER CROSSING
P.U.D
EXHIBIT

OWNER:

TRAFFIC CONSULTANTS

PROJECT ENGINEER
MALONE/ WHEELER, INC.

GAINE DAVIS ASSOCIATES

PLANNED ENVIRONMENTS INC.

C814-96-0008 revise

EXHIBIT D
PERMITTED USES TABLE (2

PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
E4	IP	None	Vehicle storage, scrap and salvage and resource extraction
E4A	LI	BASIC INDUSTRY	
E5	IP	None	Vehicle storage, scrap and salvage and resource extraction
E6	GR	Agricultural Sales and Services, Postal Facilities, Farmer's Market[1]	Vehicle storage, scrap and salvage and resource extraction
E7	IP	None	Vehicle storage, scrap and salvage and resource extraction
E8	IP	None	Vehicle storage, scrap and salvage and resource extraction
E9	MF-2	None	None
E10	IP	None	Vehicle storage, scrap and salvage and resource extraction
E11	IP	None	Vehicle storage, scrap and salvage and resource extraction
E12	LI	None	Vehicle storage, scrap and salvage and resource extraction

PIONEER CROSSING
EXHIBIT C
SITE DEVELOPMENT CRITERIA LAND USE SUMMARY
March 21, 1997

Land Use by Parcel	Gross Acres	Minimum Building Setback				Minimum Lot Size	Max. Bldg. Height	Allow. Imp. Cover. (1)	Units/ Acre or F.A.R.	# of units/ square footage
		Front	Side	Rear	Interior Side					
Industrial/Commercial										
GR Community Commercial										
E6	04.05	10'	10'	-	-	5750 sq.ft.	60'	80%	0.304	53,578.8
W11	17.55	10'	10'	-	-	5750 sq.ft.	60'	80%	0.301	229,996.8
W19	02.00	10'	10'	-	-	5750 sq.ft.	60'	80%	0.299	26,000.0
Subtotal GR	23.60									197,190.8
Industrial Park										
E4	~~22.15~~	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.391	547,596.0
E5	14.30	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.395	257,875.2
E7	34.13	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.400	594,158.4
E8	22.48	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.400	392,040.0
E10	10.11	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.400	175,982.4
E11	17.66	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.401	308,404.8
Subtotal IP	130.83									2,277,316.8
Light Industrial										
W2	13.00	-	-	10'	10'	5750 sq.ft.	60'	80%	0.400	228,254.4
W3	81.00	-	-	10'	10'	5750 sq.ft.	60'	80%	0.401	1,416,571.2
E12	39.22	-	-	10'	10'	5750 sq.ft.	60'	80%	0.400	683,020.8
E13	03.85	-	-	10'	10'	5750 sq.ft.	60'	80%	0.405	67,953.6
E14	05.55	-	-	10'	10'	5750 sq.ft.	60'	80%	0.393	76,665.6
Subtotal LI	142.62									2,472,465.6
Total Industrial/Comm	330.71									5,142,993.2
Commercial Recreation										
W1	22.07	50'	50'	20'	20'	20,000	40'	60%		
PUBLIC										
Braker Lane R.O.W.	27.30									
Bachmann Drive R.O.W.	09.33									
Centrum Dr.	00.27									
Sonoma Blvd. R.O.W.	06.57									
McKee R.O.W.	34.55									
Subtotal R.O.W.	78.02									
100' Power Easement	24.79							50%		
Subtotal Easement	24.79									
LAND USE BY PARCEL										
LIMITED INDUSTRIAL										
E4A	10	—	—	10'	10'	5750SFA	150'	80%	N/A	N/A

REGIS
REALTY PRIME, LLC

One Hickory Centre
1800 Valley View Lane • Suite 110
Dallas, Texas 75234
469-522-4200 • Fax 469-522-4410

July 28, 2011

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
PO Box 1088
Austin, TX 78767-8810

Case Number: C814-96-0003.10

Dear Ms. Sirwaitis:

I represent Transcontinental Realty Investors, Inc. (TRI) & American Realty Trust Collection (ART Collection). We own over 150 acres in Travis County, Texas and would like to STRONGLY SUPPORT the zoning application made by Air Products and Chemicals, Inc. The public hearing is scheduled for Aug. 2, 2011, Zoning and Platting Commission and Aug. 25, 2011, City Council.

If you have any questions, please call me at 469/522-4307.

Sincerely,

Garry Gibbons