

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE**
2 **LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND**
3 **CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT**
4 **(PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR**
5 **THE PROPERTY LOCATED AT 2400-2700 EAST PARMER LANE.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

8
9 **PART 1.** Pioneer Crossing planned unit development is comprised of approximately
10 1,548 acres of land located generally in the vicinity of Parmer Lane and Dessau Road and
11 more particularly described by metes and bounds in the land use plan incorporated into
12 Ordinance No. 970410-I and Ordinance No. 20050512-058, which increased the
13 development area by approximately 138 acres.

14
15 **PART 2.** Pioneer Crossing planned unit development was approved April 10, 1997 under
16 Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No.
17 20050512-058, Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance
18 No. 20090115-096, and Ordinance No. 20110609-050.

19
20 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
21 change the base district from planned unit development (PUD) district to planned unit
22 development (PUD) district on the property generally known as the Pioneer Crossing
23 planned unit development described in Zoning Case No. C814-96-0003.10 on file at the
24 Planning and Development Review Department, as follows:

25
26 Parcel No. E-4A: A 10.00 acre (435,604 square feet) tract of land, more or less, out
27 of the Samuel Cushing Survey No. 70, Abstract No. 164, Travis County, the tract
28 of land being more particularly described by metes and bounds in Exhibit "A"
29 incorporated into this ordinance (the "Property"),

30
31 locally known as the property located at 2400-2700 East Parmer Lane, in the City of
32 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".
33

34 **PART 4.** This ordinance and the attached Exhibits A and B are the amended land use plan
35 for the Pioneer Crossing planned unit development (the "PUD") and amends the Original
36 Ordinance. Development of and uses within the PUD shall conform to the limitations and
37 conditions set forth in this ordinance and in the land use plan attached as Exhibit "B" (the

1 "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance
2 controls.

3
4 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
5 though set forth fully in the text of this ordinance. Exhibit B of the Original Ordinance
6 (No. 970410-I) is amended as shown on Exhibit B of this ordinance. The attached exhibits
7 are as follows:

8
9 Exhibit A: Property description and zoning map
10 Exhibit B: Amended Land Use Plan (2 pages)

11
12 **PART 6.** The PUD Land Use Plan under the Original Ordinance, as amended, is modified
13 and amended as to Parcel E-4A, as follows:

- 14
15 A. Parcel E-4 is divided to create two new tracts: Parcel E-4 and parcel E-4A.
16
17 B. The site development standards, land use designations, and base district for
18 Parcel E-4 remain the same.
19
20 C. Except as shown in Section D of this Part 6, development of Parcel E-4A is
21 subject to the land use designation and site development standards under limited
22 industrial service (LI) zoning district.
23
24 D. The maximum height of a structure other than a building on Parcel E-4A is 150
25 feet from ground level.
26
27 E. Basic industry use is a permitted use of Parcel E-4A.
28
29 F. Exhibit C (*Site Development Criteria and Land Use Summary*) and Exhibit D
30 (*Permitted Uses Table*) on the attached Exhibit B-Amended Land Use Plan are
31 modified to reflect these changes for Parcel E-4A.
32

33 **PART 7.** Except as otherwise specifically provided for in this ordinance, the terms and
34 conditions of Ordinance No. 970410-I, as amended, remain in effect.
35
36
37
38
39
40

PART 8. This ordinance takes effect on _____, 2011.

PASSED AND APPROVED

www.wws

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk

EXHIBIT A

Metes and Bounds Description

10.00 Acres

Samuel Cushing Survey Number 70, Abstract 164

Travis County, Texas

BEING a tract containing 30.791 acres of land situated in the Samuel Cushing Survey, Number 70, Abstract 164, of Travis County, Texas and being a portion of the land described as Tract 3 in a deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 10.00 acre tract being more particularly described by metes and bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, and based on NAD83 Datum converted to US Survey Feet and reduced to surface values by a combined factor of 1.0001.

BEGINNING at a 1/2-inch iron rod found (N= 10,114,082.51; E= 3,146,379.40) in the southerly right-of-way line of Yager Lane (width varies) as occupied and monumented. Said point being the northwest corner of said Tract 3 and being the northeast corner of a 5.00 acre conveyed to the City of Austin in a deed dated June 13, 2005 and recorded under Document No. 2005104297 in the Real Property Records of Travis County, Texas (R.P.R.T.C.T.) and marking the northwest corner of the herein described tract;

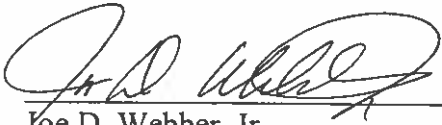
THENCE, South 61°42'58" East, a distance of 686.01 feet along the southerly right-of-way line of Yager Lane to 1/2-inch iron rod with plastic cap stamped "AECOM" marking the northeast corner of the herein described tract;

THENCE, South 28°17'02" West, a distance of 678.80 feet to a 1/2-inch iron rod with plastic cap stamped "AECOM" marking the southeast corner of the herein described tract. Said point also being located in the north right-of-way line of Parmer Lane (200' wide) and being in the arc of a non-tangent curve to the right;

THENCE, 218.50 feet along the arc of said curve and north right-of-way line of Parmer Lane to the right, with a Radius of 1,809.86 feet, a Delta Angle of 6°55'02" and a Chord Bearing and Distance of North 52°11'01" West, 218.37 feet to a TxDot type II monument found;

THENCE, North 48°43'30" West, a distance of 544.22 feet continuing along said north right-of-way line of Parmer Lane to a 1/2-inch iron rod found marking the southwest corner of the herein described tract, same being the southeast corner of the aforementioned 5.00 acre City of Austin tract;

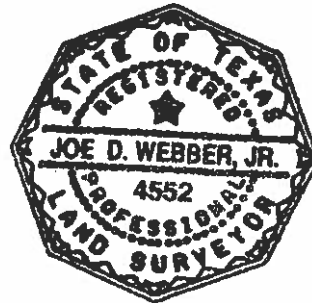
THENCE, North 34°49'21" East, a distance of 523.70 feet along the common boundary of said 5.00 acre City of Austin tract and aforementioned Tract 3 to the **POINT OF BEGINNING** containing a computed area of 10.00 acres (435,604 square feet) of land, more or less.

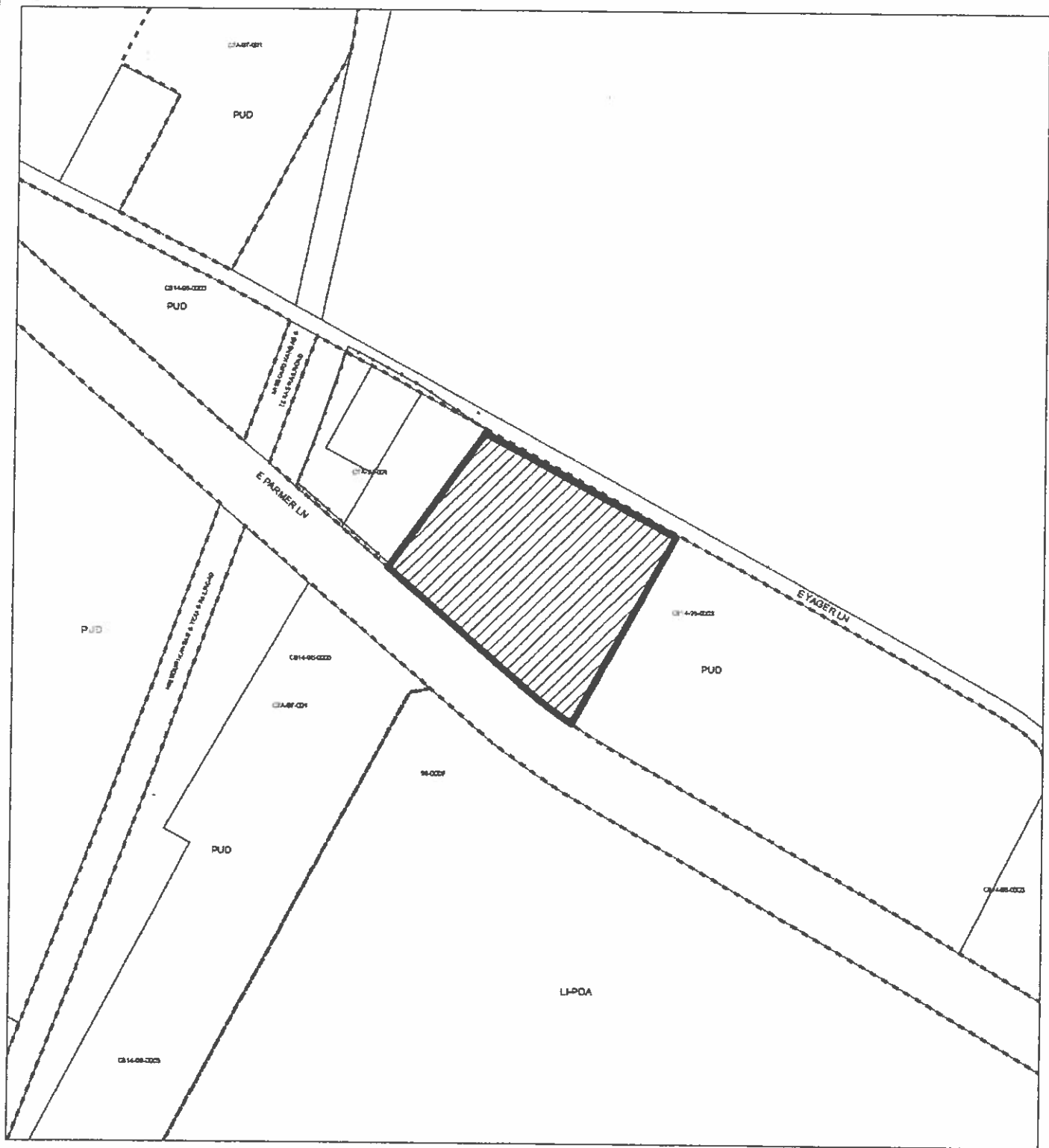


Joe D. Webber, Jr.
Registered Professional Land Surveyor
Registration Number 4552

Date: 5-16-11

Prepared by:
AECOM Technical Services
400 West 15th, Suite 500
Austin, TX 78701
Job No. 60197027.11





ZONING

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



1" = 400'

N

SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

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.

PERMITTED USES TABLE EXHIBIT D

Permitted uses of the subject property are those uses which are listed in the table below. The table is organized by use type. The uses are listed in the table in alphabetical order by use type. The uses are listed in the table in alphabetical order by use type. The uses are listed in the table in alphabetical order by use type.

CATEGORY	USE	PERMITTED USES
1.1	Single-Family Detached	Single-Family Detached
1.2	Single-Family Attached	Single-Family Attached
1.3	Multi-Family Detached	Multi-Family Detached
1.4	Multi-Family Attached	Multi-Family Attached
1.5	Commercial	Commercial
1.6	Industrial	Industrial
1.7	Public Use	Public Use
1.8	Other	Other

These uses are permitted on the subject property. The uses are listed in the table in alphabetical order by use type. The uses are listed in the table in alphabetical order by use type. The uses are listed in the table in alphabetical order by use type.

TYPICAL NOTES

1. The property is located in the City of Los Angeles, California. The property is located in the City of Los Angeles, California. The property is located in the City of Los Angeles, California.
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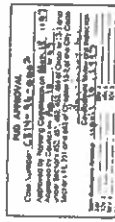
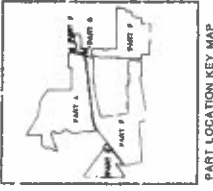


LAND USE SUMMARY

USE	ACRES	TOTAL ACRES
Single-Family Detached	516.45	516.45
Single-Family Attached	22.07	22.07
Multi-Family Detached	271.97	271.97
Multi-Family Attached	480.70	480.70
Commercial	119.36	119.36
Industrial	1410.55	1410.55
Public Use		
Other		

SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

USE	ACRES	TOTAL ACRES
Single-Family Detached	516.45	516.45
Single-Family Attached	22.07	22.07
Multi-Family Detached	271.97	271.97
Multi-Family Attached	480.70	480.70
Commercial	119.36	119.36
Industrial	1410.55	1410.55
Public Use		
Other		



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EXHIBIT B

