ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	October 2, 2019
NAME & NUMBER OF PROJECT:	Pioneer Crossing PUD-Amendment #14 C814-96-0003.14
NAME OF APPLICANT OR ORGANIZATION:	LJA Engineering, T. Walter Hoysa, P.E.
LOCATION:	3124 East Parmer Lane
COUNCIL DISTRICT:	1
ENVIRONMENTAL REVIEW STAFF:	Atha Phillips, Environmental Officer's Office (512)974-2132, atha.phillips@austintexas.gov
WATERSHED:	Harris Branch Creek Watershed, Suburban Watershed Classification, Desired Development Zone
REQUEST:	The applicant is requesting a 14th amendment to the Pioneer Crossing PUD to reallocate mixed use density residential (MDR) units in this portion of the PUD, to slightly increase the total amount of commercial area in exchange for a decrease in the total residential area, to request an increase in height on parcel RA-7 up to 75 feet or six stories) and to request and increase in height on parcel RA-8 and parcel RA-9 to a maximum of 60 feet or four stories (Please see Applicant's Request Letter – Attachment A).
STAFF RECOMMENDATION:	Staff recommended with conditions.
RECOMMENDED CONDITIONS:	1. Remove request to revise building setback allowances along Tributary #6 to Harris Branch. 2. Remove all references to golf course and golf cart trails from 2005 PUD ordinance 20050512-058. 3. Establish conservation easement for Tributary #6 outside the looped road - up and downstream of RA-8 and RA-9 to the extent of the 500-year floodplain

4. Revegetation of any disturbance within building setback on Tributary #6 shall be to 609S standard specification – Native Seeding and Planting for Restoration.
5. Retain impervious cover allowance of 25% for RA-1, reduce impervious cover on development parcels to retain total impervious cover area approved through Revision 13. Allow no change to overall impervious cover.
6. Increase width of conservation easements from the 100-year floodplain to the 500-year floodplain.
7. In Part 7(C)(6), limit roadway crossings to only two new crossings, in addition to the existing crossing at Yager Lane, as shown on Exhibit B. Trails are allowed in the building set back consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

BOARD AND COMMISSION ACTION:

Zoning and Platting Commission September 17, 2019
Motion by Commissioner Goff, seconded by Commissioner Smith to grant staff's recommendation for PUD, district zoning, to change a condition of zoning for C814-96-0003.14 - Pioneer Crossing PUD Amendment #14, located at 3124 East Parmer Lane and include additional Environmental conditions. Motion was approved on a vote of 10-0. Commissioner Evans absent.

ZAP main motion reflects their action per 25-2-282 (C), additionally ZAP made a request to Council that the case be reviewed by EVC. See recommendation below.

Additional Conditions:
1. Remove request to revise building setback allowances along Tributary #6 to Harris Branch.
2. Remove all references to golf course and golf cart trails from 2005 PUD ordinance 20050512-058.
3. Establish conservation easement for Tributary #6 outside the looped road - up and downstream of RA-8 and RA-9 to the extent of the 500-year floodplain
4. Revegetation of any disturbance within building setback on Tributary #6 shall be to 609S standard specification – Native Seeding and Planting for Restoration.
5. Retain impervious cover allowance of 25% for RA-1, reduce impervious cover on development parcels to retain total impervious cover area approved through Revision 13. Allow no change to overall impervious cover.
6. Increase width of conservation easements from the 100-year floodplain to the 500-year floodplain.

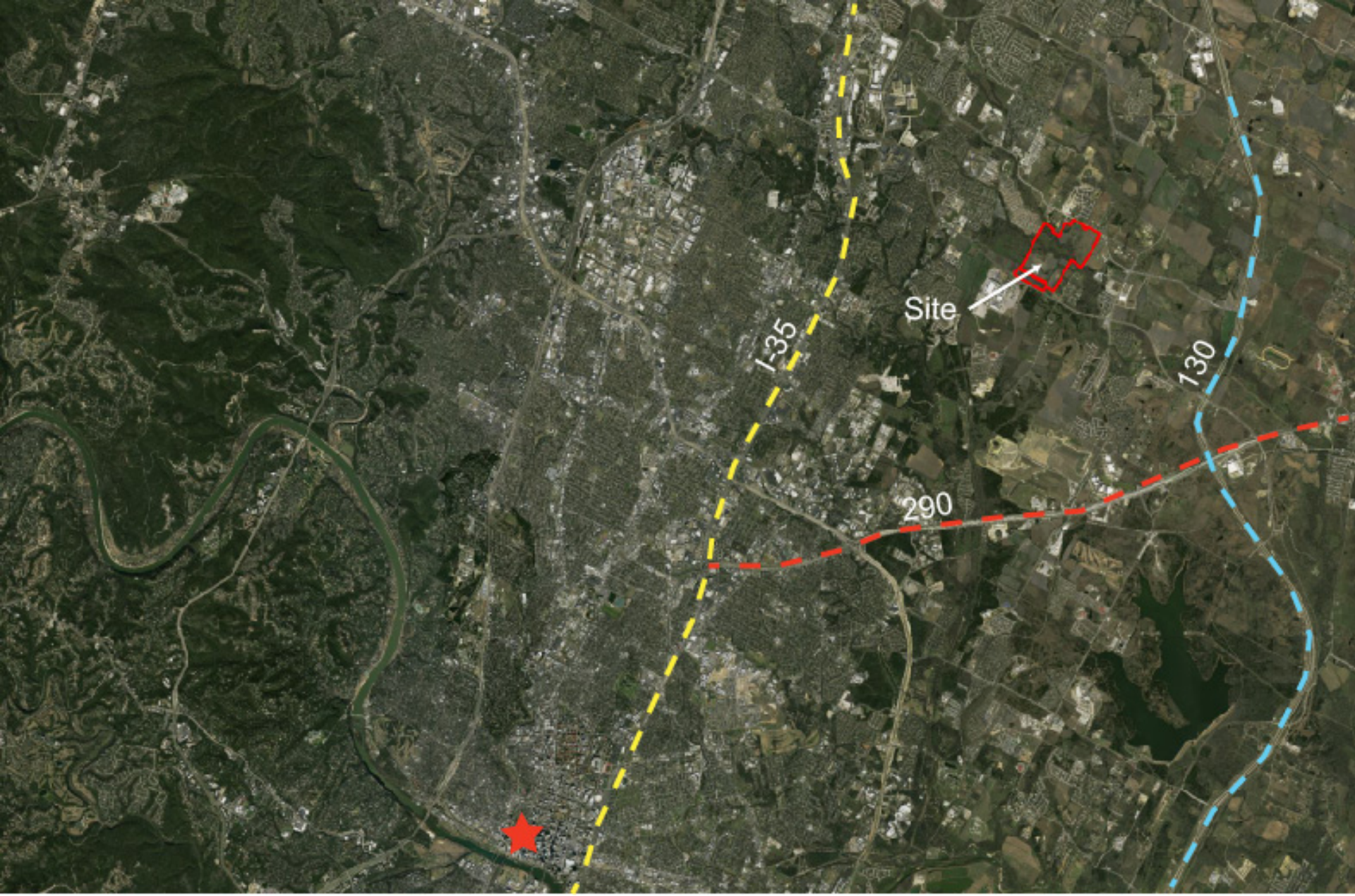
7. In Part 7(C)(6), limit roadway crossings to only two new crossings, in addition to the existing crossing at Yager Lane, as shown on Exhibit B. Trails are allowed in the building set back consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

Pioneer Crossing PUD Amendment #14

C814-96-0003.14

Atha Phillips

Environmental Officer's Office


Site
I-35
130
290

- PUD approved in 1997 by Ord. 970410-I, comprised of 1,410.55 acres
- PUD amendment approved in 2005 by Ord. 20050512-058 added acreage and stated additional requirements for certain areas within the PUD.

Howard Lane
WQTZ
CWQZ
Floodplain
Wetland CEFs
Harris Branch Creek
Tributary 6
Harris Branch
Parmer Lane

Project Information

- Harris Branch Watershed
- Area C is the focus of this amendment
- 376.38 acres
- Parkland: 7.09 acres
- Community Recreation: 150.56 acres

Project Information Environmental Superiority

- Parkland: 7.09 acres
- Community Recreation: 150.56 acres
- Integrated Pest Management Plan
- Remove the golf use from the ordinance and Land Use Plan
- Increase width of conservation easements from the 100-year floodplain to the 500-year floodplain which defines the CWQZ
- Establish conservation easement for Tributary #6 outside the looped road - up and downstream of RA-8 and RA-9 to the extent of the 500-year floodplain
- Revegetation of any disturbance within building setback on Tributary #6 shall be to 609S standard specification – Native Seeding and Planting for Restoration.

Staff Recommendations

1. Remove request to revise building setback allowances along Tributary #6 to Harris Branch.
2. Remove all references to golf course and golf cart trails from 2005 PUD ordinance 20050512-058.
3. Establish conservation easement for Tributary #6 outside the looped road - up and downstream of RA-8 and RA-9 to the extent of the 500-year floodplain
4. Revegetation of any disturbance within building setback on Tributary #6 shall be to 609S standard specification – Native Seeding and Planting for Restoration.
5. Retain impervious cover allowance of 25% for RA-1, reduce impervious cover on development parcels to retain total impervious cover area approved through Revision 13. Allow no change to overall impervious cover.
6. Increase width of conservation easements from the 100-year floodplain to the 500-year floodplain.
7. In Part 7(C)(6), limit roadway crossings to only two new crossings, in addition to the existing crossing at Yager Lane, as shown on Exhibit B. Trails are allowed in the building set back consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

Pioneer Crossing PUD Amendment #14

Questions?

Atha Phillips

Environmental Officer's Office

Atha.Phillips@austintexas.gov

(512)974-2132

ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.14 (Pioneer Crossing PUD Amendment #14) **Z.A.P. DATE:** September 17, 2019

ADDRESS: 3124 East Parmer Lane

APPLICANT/OWNER: RH Pioneer North, LLC (Jordan Litwiniak)

AGENT: LJA Engineering, Inc. (T. Walter Hoysa, P.E.)

ZONING FROM: PUD **TO:** PUD **AREA:** 376.25 acres

SUMMARY STAFF RECOMMENDATION:

The staff **does not** recommend the 14th amendment to the Pioneer Crossing PUD.

However, if it is the Zoning and Platting Commission desire to recommend the proposed 14th Amendment to the City Council, the staff requests that the following language related to parkland dedication be added to Part 13 of Ordinance No. 970410-I:

> (b) Notwithstanding the requirements of subsection (a), the dedication of Parcel Nos. RA-10, RA-11 and RA-1 as a Trail and Recreation Easement, accessible to the public and maintained by the owner, to the City shall satisfy the City Parkland decision and parkland development fee requirements for Parcels Nos. RA-2 through RA-17 at the time of final plat; in addition RA-1 may have designated areas, not to exceed a total of 20 acres that will not be included in the easement, for (i) water quality and detention facilities and (ii) a private amenity center for residents of RA-2 through PAR-17 and not publicly available and (iii) RA-1 may provide shared parking for RA-10 (shared parking shall not exceed 3 of the 20 acres and shall be adjacent to RA-10 on the west side), and (iv) Austin Energy may utilize areas of RA-1 (not to exceed 7 of the 20 acres).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

1/15/19: Granted an indefinite postponement at the staff's request by consent (10-0, N. Barrera-Ramirez-absent); S. Lavani-1st, J. Duncan-2nd.

9/17/19:

ISSUES:

The applicant requested that this case be notified and placed on the Zoning and Platting Commission agenda for consideration per Land Development Code Sec 25-2-282(E).

The staff does not recommend the applicant's request pending the resolution of the Environmental comments listed below.

DEPARTMENT COMMENTS:

The applicant is requesting a 14th amendment to the Pioneer Crossing PUD to to reallocate mixed use density residential (MDR) units in this portion of the PUD, to slightly increase the total amount of commercial area in exchange for a decrease in the total residential area, to request an increase in height on parcel RA-7 up to 75 feet or six stories) and to request and increase in height on parcel RA-8 and parcel RA-9 to a maximum of 60 feet or four stories (Please see Applicant's Request Letter – Attachment A).

Specifically, the proposed amendment will reallocate the uses permitted in on parcels RA-3, RA-8, RA-12, RA-13 and RA-17 and to realign the boundaries of parcels RA-1, RA-3, RA-5, RA-6, RA-7, RA-8, RA-12, RA-13, RA-14 and RA-17 in Area C of the PUD, will allow for more commercial uses along the frontage of Parmer Lane and will provide for a mixture of uses that will transition down in intensity to the Green Belt/Open Space/Community Recreation are on parcel RA-1 and to the MDR(A)/MDR(B) permitted uses on parcels RA-15 and RA-16 to the northeast. The applicant is requesting additional height on parcel RA-7 for a maximum of 75 feet (or six stories) as this property fronts onto a major arterial roadway, East Parmer Lane. The applicant's request to permit additional height of up to 60 feet (or four stories) on parcels RA-8 and RA-9 for multifamily and commercial uses will transition the maximum height permitted from parcel RA-7 along E. Parmer Lane to interloop along Las Praderas Boulevard the north in the planned development.

The staff does not recommend the applicant's request for a 14th Amendment to the Pioneer Crossing PUD as the applicant has not provided a resolution to outstanding Environmental comments. The proposed amendment will not enhance preservation of the natural environment as it does not address the staff's request for the applicant to provide the fully developed floodplain for all creeks located in Area C on the land use plan.

The land use plan currently displays the original delineation of the floodplain area. However, the proposed amendment does not show the 500-year floodplain as the new 100-year floodplain on all the documents in anticipation of compliance with the adoption of Atlas 14.

The applicant does not agree with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	PUD	Undeveloped
North	County, I-SF-4A	Undeveloped, Single Family Residences, Single Family Residential Subdivision (Cantarra Meadow)
South	LI-PDA, PUD (Pioneer Crossing PUD)	Samsung Manufacturing, Undeveloped Tracts

East	PUD (Pioneer Crossing PUD), County, W/LO	Undeveloped (Farmland), Manufactured Housing Subdivision (River Ranch), Single Family Residences, Stables (Rocking B Stables)
West	County	Undeveloped

AREA STUDY: N/A **TIA:** Not Required

WATERSHED: Harris Branch

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Bike Austin
Friends of Austin Neighborhoods
Harris Branch Residential Property Owners Association
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
North Gate Neighborhood Association
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-96-0007.01 (Samsung Austin Semiconductor PDA Amendment #1: 12100 Samsung Boulevard)	The applicant requested to amend the PDA overlay to allow for buildings to be a max of 130 feet in height and to allow for structures other than buildings to be a max of 150 feet in height	4/02/19: Approved staff's recommendation for LI-PDA zoning by consent (8-0, J. Duncan, E. Ray-absent); S. Lavani-1st, B. Evans-2nd.	5/09/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190509-031 for limited industrial-planned development area (LI-PDA) combining district zoning, to change a condition of zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on an 11-0 vote.

C814-96-0003.13 (Pioneer Crossing PUD Amendment #13: East Parmer Lane)	PUD to PUD: The applicant is requesting changes to the land use plan to relocate the community recreation areas to the central portion of the site near Harris Branch Creek with another community recreation area following Tributary 6 to Harris Branch in the southern portion of the tract.	1/19/18: Approved Administratively by the Staff - The purpose of this change is to decrease the amount of potential development along the riparian corridors while maintaining the development entitlements already approved for this portion of the PUD. This amendment is considered a non-substantial amendment because the total residential amounts and approved densities for residential units, commercial space and community recreation/parkland dedication areas will remain the same.	N/A
C814-96-0003.12 (Pioneer Crossing PUD Amendment #12: 2500 E. Braker Lane)	PUD to PUD: To change the proposed land use designation on parcel W11 from GR, Community Commercial, to SF-5, Urban Family Residence.	8/16/13: Approved Administratively by the Staff - The staff supports the applicant's request to reduce the intensity of uses near other residential parcels within the PUD. This change will permit the applicant to develop this 17.281 acre parcel with residential uses adjacent to an existing SF-5 parcel to the west (W12), SF-2 parcel (W9) to the north, and public park parcel (W10) to the east. In addition, the staff has asked the applicant to add a note to the PUD land use plan stating that, "The alignment of SH-130 has been relocated by the Texas Department of Transportation to a location outside the boundaries of the Pioneer Crossing PUD and it is therefore no longer a part of this development". This notation will help to clarify the parcels/right-of-way layout within the PUD on the	N/A

		land use plan.	
C814-96-0003.11 (Pioneer Crossing PUD Amendment #11: 2101 East Parmer Lane)	PUD to PUD: To reduce the intensity of uses permitted and to allow for single-family residential uses adjacent to the existing SF-2 parcel (W4) and public park parcel (W10) to the south, to remove the all of minimum setback requirements and to reduce the minimum lot size to from 5,750 sq. ft. 2,500 sq. ft. for the proposed SF-6 development on parcel (W2B), to remove all interior side yard setbacks on the proposed SF-3 (W3) and SF-6 (W2B) residential parcels and to designate a new10+ 'GR' district parcel along Parmer Lane.	Case expired on 9/20/13 as the applicant did not submit and update 180 days from the date the application was filed per LDC Sect. 25-5-113.	N/A
C814-96-0003.10 (Pioneer Crossing PUD Amendment #10: 2400-2700 Block of East Parmer Lane)	PUD to 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.	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.	8/25/11: Approved PUD zoning with conditions by consent on all 3 readings (7-0); B. Spelman-1st, L. Morrison-2nd.
C814-96-0003.09 (Pioneer Crossing PUD Amendment #9: 2405 E. Yager Lane)	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	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)

	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.		
C814-96-0003.08 (Pioneer Crossing PUD Amendment #8: Samsung Boulevard)	PUD to PUD: To amend the PUD to relocate a 50-foot buffer/setback between Tracts E-8 and E-9 on the land use plan. Currently, the 50-foot buffer is shown entirely within Tract E-8, which is designated for IP (Industrial Park) development. The applicant would like to move the buffer to allow for 25-feet of the buffer to be located along the western boundary of Tract E-8 and 25-feet of the buffer to be located along the eastern boundary of Tract E-9.	9/02/08: Administratively approved by staff - The staff supports the proposed administrative change the land use plan because Tracts E-8 and E-9 are both owned by the applicant who is making this request. In addition, the proposed relocation of the 50-foot buffer will maintain a separation between the IP uses designated for Tract E-8 and the MF-2 uses which are designated for Tract E-9 within the Pioneer Crossing development. The requested land use relocations will promote consistency and orderly planning because these changes will allow the 50-foot buffer to be centered on the common line that separates Tracts E-8 and E-9. At this time, both of these tracts are undeveloped.	N/A

C814-96-0003.07 (Pioneer Crossing PUD Amendment #7: E. Parmer Lane)	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 13-1-453(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	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.

		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 (Pioneer Crossing PUD Amendment #6: W. Braker Lane at Musket Valley Trail)	PUD to PUD: To change the land use designation on parcel W6 from “school” to GR-MU	4/01/08: Approved staff rec. to amend PUD (6-0, T. Rabago, J. Martinez-absent)	1/15/09: Approved Ordinance No. 2009115-96 for PUD zoning to change a condition of zoning (6-0)
C814-96-0003.05 (Pioneer Crossing PUD Amendment #5)	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 (Pioneer Crossing PUD Amendment #4)	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 (Pioneer Crossing PUD Amendment #3)	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 (Pioneer Crossing PUD Amendment #2)	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A

C814-96-0003 (Pioneer Crossing PUD)	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:

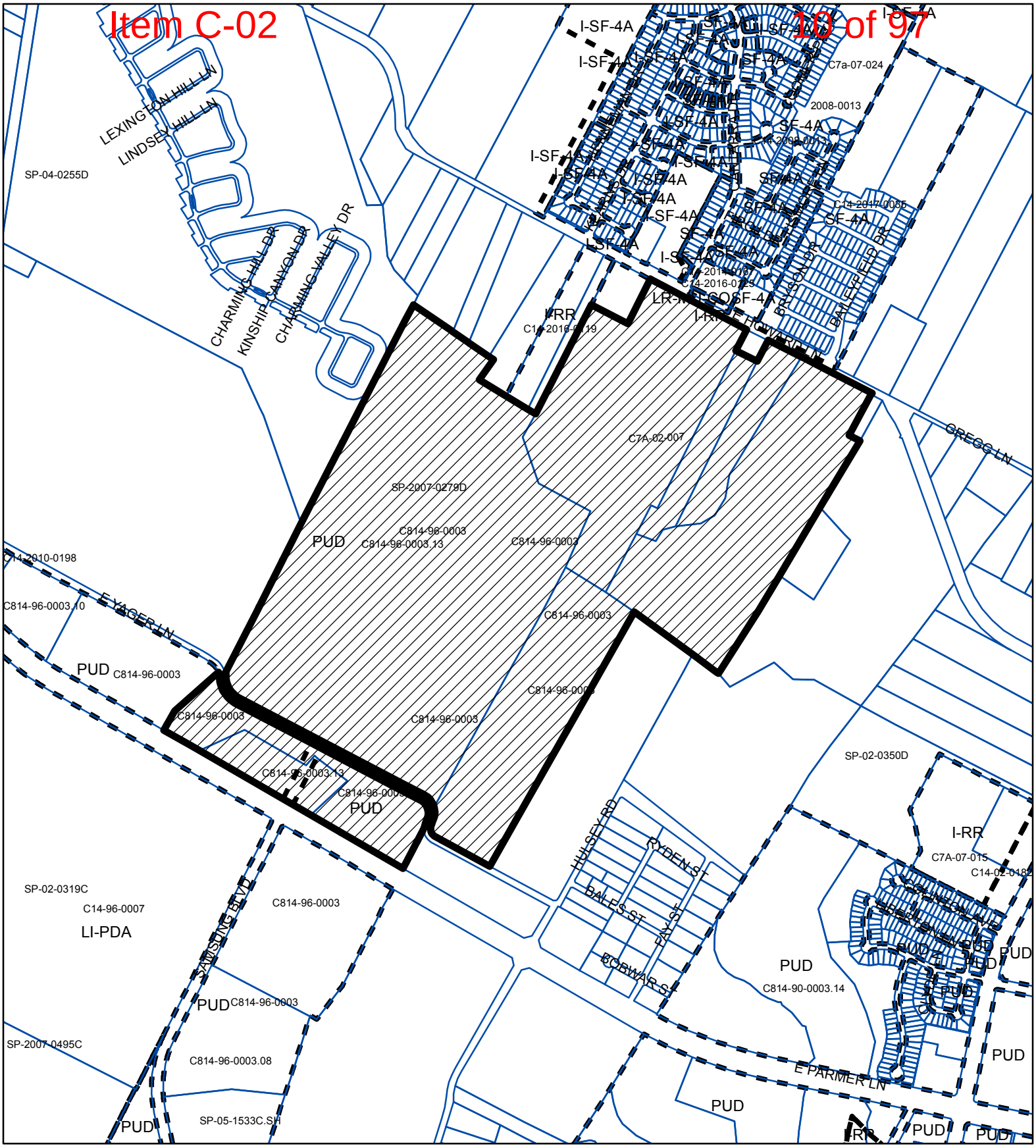
Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
E. Parmer Lane	200’	MAD-4	Major Arterial	Yes	No	Yes
E. Yager Lane	Varies	21’	Ind. Collector	No	No	Yes

CITY COUNCIL DATE: October 17, 2019 **ACTION:**

ORDINANCE READINGS: **1st** **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** (512) 974-3057
sherri.sirwaitis@austintexas.gov



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 1,100 '

Zoning Case

C814-96-0003.14

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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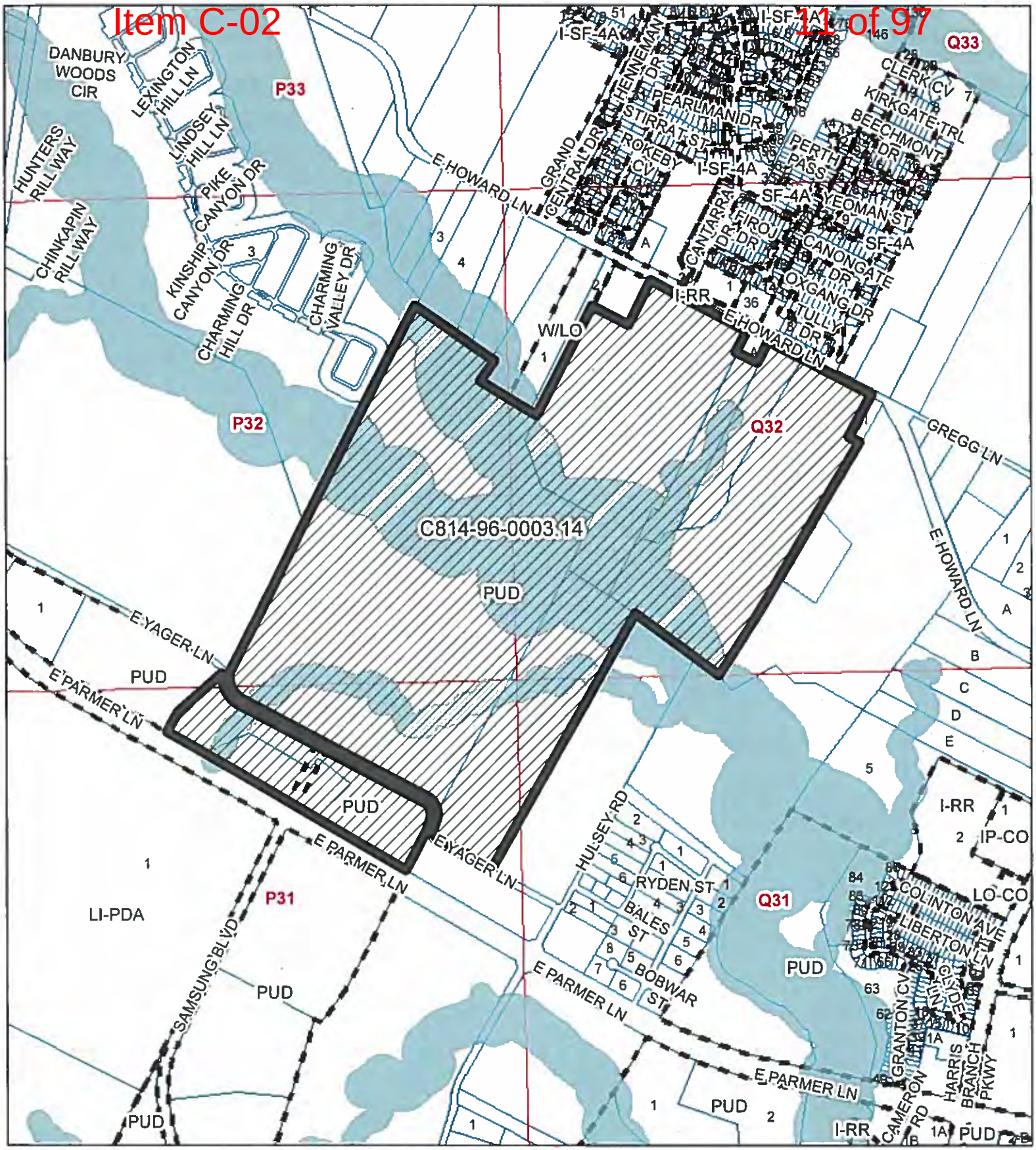

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1" = 1,100'

SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

PIONEER CROSSING PUD AMENDMENT #14

ZONING CASE#: C814-96-0003.14
LOCATION: BETWEEN PARMER AND HOWARD LN.
SUBJECT AREA: 376.38 ACRES
GRID: P31, P32, Q31, Q32
MANAGER: Sherri Sirwaitis

CITY OF AUSTIN FOUNDED 1839

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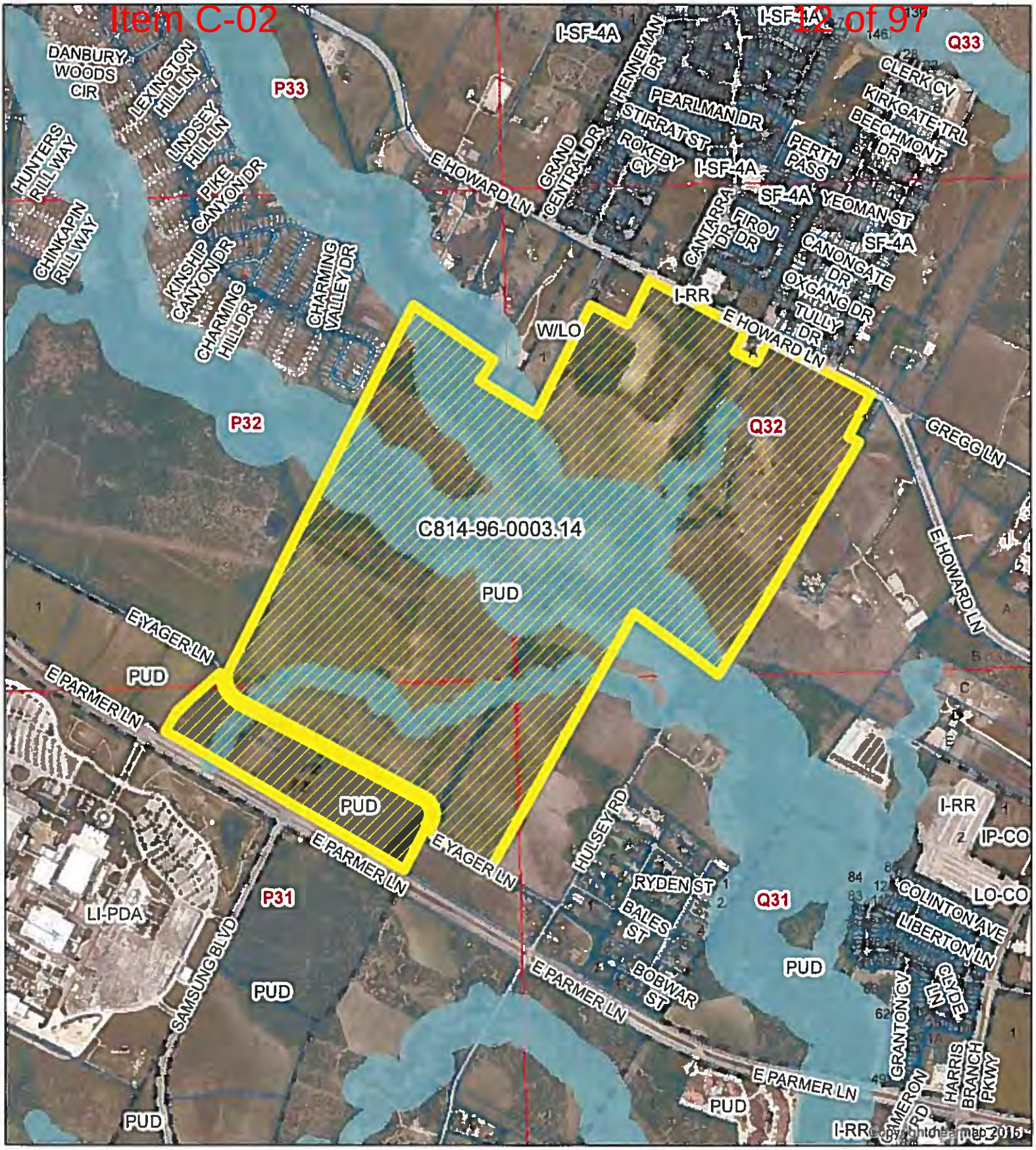

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STAFF RECOMMENDATION

The staff does not recommend the 14th amendment to the Pioneer Crossing PUD.

However, if it is the Zoning and Platting Commission desire to recommend the proposed 14th Amendment to the City Council, the staff requests that the following language related to parkland dedication be added to Part 13 of Ordinance No. 970410-I:

> (b) Notwithstanding the requirements of subsection (a), the dedication of Parcel Nos. RA-10, RA-11 and RA-1 as a Trail and Recreation Easement, accessible to the public and maintained by the owner, to the City shall satisfy the City Parkland decision and parkland development fee requirements for Parcels Nos. RA-2 through RA-17 at the time of final plat; in addition RA-1 may have designated areas, not to exceed a total of 20 acres that will not be included in the easement, for (i) water quality and detention facilities and (ii) a private amenity center for residents of RA-2 through PAR-17 and not publicly available and (iii) RA-1 may provide shared parking for RA-10 (shared parking shall not exceed 3 of the 20 acres and shall be adjacent to RA-10 on the west side), and (iv) Austin Energy may utilize areas of RA-1 (not to exceed 7 of the 20 acres).

BASIS FOR RECOMMENDATION

1. *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 14th amendment to the Pioneer Crossing PUD does not enhance preservation of the natural environment as it does not address the comments made by Environmental Review requesting that the applicant provide the fully developed floodplain for all creeks located in Area C.

The land use plan displays the original delineation of the floodplain area. However, the proposed amendment does not show the 500-year floodplain as the new 100-year floodplain on all the documents in anticipation of compliance with the adoption of Atlas 14.

Existing Land Use

The site under consideration is part of an existing PUD that consists of 1549.23 acres of land located in the vicinity of East Parmer Lane south of E. Howard Lane/Gregg Lane, east of Dessau Road, west and north of Cameron Road. These parcels are tracts of land that were added to the PUD and described as Areas B and C, through case C814-96-0003.03 (Pioneer Crossing PUD Amendment #3) through Ordinance No. 20050512-058.

The property in question is and undeveloped area that is specifically located between East Parmer Lane and E. Howard Lane/Gregg Lane. To the north, across E. Howard Lane, there is a single-family residential subdivision (Cantarra Meadow). The tracts of land to

the east are undeveloped and consist of farmland. To the west there are single family residences, stables, a manufactured housing subdivision (River Ranch) and undeveloped land. To the south, across E. Parmer Lane, is an industrial use (Samsung Manufacturing).

Austin Water Utility

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own his expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees 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.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;

2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;

3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;

4. Easements for AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.

5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;

6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.

7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM)

8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

FYI: Dedication of private streets and public utility easements does not obligate the City to approve the placement of City water and wastewater mains within same. Water and wastewater service shall be provided to each lot at their Right of Way frontage.

Comprehensive Planning

This 376 acre vacant parcel, once used as farmland, is located on the north side of E. Parmer Lane and Samsung Blvd, and to the south side of E. Howard Lane. The last amendment to this PUD project was reviewed and approved by staff in May 2017.

The PUD project area is not located within the boundaries of a neighborhood planning area. Surrounding land uses include vacant land, two residential subdivisions, a horse ranch, and single-family housing to the north; the Samsung manufacturing plant, and vacant land to the south; vacant land and a residential subdivision to the west; and a large commercial greenhouse, vacant land, vehicle storage, convenience storage, and residential uses to the east. An elementary school is located just over a mile away, on Samsung Boulevard.

This property is part of the **Pioneer Crossing PUD**, a mixed-use project, which includes mixed residential, commercial, community recreation, and public parks. Amendment #14 proposes a minor reconfiguration of the land use allocation of this project, and an increase in buildings heights on several tracts of land designed for mixed residential and commercial development in the PUD project area. See chart below of approved and proposed uses:

Comparison Analysis						
	Approved Rev. 13			Proposed Rev. 14		
Use Per PUD	Area (ac)	Max Density (units/Acre or FAR)	Density (SF or Units)	Area (ac)	Max Density (units/Acre or FAR)	Density (SF or Units)
Commercial	14.68	0.47	301,348	19.14	0.47	392,902
Comm Rec	151.45	N/A		151.56	N/A	
Public Park	7.09	N/A		7.09	N/A	
MDR A/B	203.87	12-18	2,989	199.59	12-18	2,989
Total	376.09	Res. Units	2,989	376.38	Res. Units	2,989
		SF Comm	301,348		SF Comm	392,902

Per the applicant, Amendment #14 to this PUD includes:
(1) A public park and a hike and bike trail plan;
(2) Offers the same total area of floodplain and protected riparian areas;
(3) The total commercial area has increased from 14.6 to 19.1 acres but the number of residential units will stay the same, despite having less acreage. Please note, MDR is an abbreviation for 'mixed density residential.'
(4) A request for an increase in height for Tract RA-7, from the current cap of 40 ft. (up to three stories) to a height of 75 ft. (or six stories) and an increase in height for RA-8 from a cap of 40 ft. to 60 ft. (or four stories). *RA-7 and RA-8 are located along E. Parmer Lane, a major arterial, which is across from a more intense zoning district (Samsung Fabrication Plan, which is zoned LI-PDA) and will provide a transition from more intense zoning to the less instead zoning surround the looped road implied by the land use map.* Tracts RA-2, RA-3 and RA-7 including the proposed shopping center, while Tracts RA-4 -6, 8-9, and 12 -16 includes the mixed residential components of the PUD.

Connectivity
There are no CapMetro transit stops located within walking distance of this property along E. Parmer Lane or E. Howard Lane. A public sidewalk system is located along E. Howard Lane and partially along E. Parmer Lane. No public sidewalks are located from E. Parmer Lane going down Samsung Blvd., until you come to the elementary school and the residential subdivision located across the street from the school, which is just over a mile from the subject property. There is a bike lane going both ways partially along Samsung Blvd., also near the school, but ends once approaching the Samsung factory. The Walkscore for this property is **26/100, Car Dependent**, meaning most errands require a car. There are no existing urban trails within walking distance to this site.

Imagine Austin
The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of E. Parmer Lane and Howard Lane to the north as **Activity Corridors**. Activity corridors are the connections that link activity centers and other key

destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites.

While this project (where the master plan was first approved in 1996), is located along two Activity Corridors, based on the proposed minor amendment to this previously approved PUD project, this case falls below of Imagine Austin, which is broad in scope and consequently the plan is neutral on this proposed PUD amendment.

Environmental

The comparison analysis provided in the May 30th Pioneer Crossing PUD Land Use Revision No. 14 letter indicates the proposed changes in density. Please also indicate how the maximum allowable impervious cover will increase (or decrease) based on the proposed land use revision.
Additional review and comment are pending.

In the comment response letter, specify whether or not the waterway setbacks (Critical Water Quality Zone and Water Quality Transition Zone) are proposed to be changed with this revision.

Update #1 – Friday, November 16, 2018

Update #1 Comments cleared.

Environmental Officer

Please provide the fully developed floodplain for all creeks located in Area C. Show and label the 500-year floodplain as the new 100-year floodplain on all documents in anticipation of the Atlas 14 adoption.

Update the Conservation Easement based on the 500-year floodplain becoming the 100-year floodplain.

The acreage for Parkland and Community Rec. is not adding up, how do you remove Tract 3 at 4.69 acres and not reduce the whole amount of RA-1?

Provide a clear Parkland map that shows where parkland is being removed and where it is being added.

Is this amendment adding new land to the PUD? If no new land has been added, then total acreage should be the same.

Please provide a current ERI and show the CEFs on site with the appropriate buffer. Where the CEFs fall into within the new 100-year floodplain, these CEFs shall be protected per Part 7(l).

Please update the PUD ordinances to remove all references to golf since the Area B and C are no longer to be utilized for golf.

The PUD ordinance Part 11 references a water quality plan as Exhibit F but no exhibit is attached. Please provide a readable copy of this exhibit.

The charts show that there is no CWQZ acreage but the CWQZ is the 100-year floodplain. Please provide the acreage for the CWQZ based on the new 100-year floodplain.

Please provide the Tier Two table and show how this PUD amendment is superior to the current approved PUD.

For superiority consider in Ordinance 20050512-058, Part 7(C)(6) increasing the building set back to 100' on either side of a minor waterway, 200' on either side of an intermediate waterway, 300' on either side of a major waterway, and only allowing improvements in outer half of CWQZ.

For superiority consider floodplain modification at current code standards.

The PUD is proposing higher impervious cover and less open space, please show how the PUD planning to show superiority to mitigate. Although the Parks were given 25% impervious cover, it was/is unlikely that Parks would use all of it. Please show where the PUD allows for impervious cover transfer from Parkland to other lots.

Fire

APPROVED WITH COMMENTS

For RA-3, residential uses (including but not limited to hotels) shall not be located within the 540 ft buffer which is measured from Samsung's property line.

This review documents approval for Amendment 14 only. AFD was not involved in the original approval of this PUD. Fire department access roads, fire hydrants and the required fire flow must comply with the 2015 IFC. If access roads are proposed with are less than 25 feet in width with parking allowed on one or both sides, please schedule a meeting with AFD to discuss this issue since this design does not comply with the IFC.

Floodplain

There is an unstudied tributary which is on lot RA1, to the southwest of the other studied tributaries. On exhibits B-1 & B-2 this tributary has a darkened area similar to the 'COA fully developed 100-yr floodplain' shown on the other two creeks, however, it is not labeled as such. This darkened area, which would normally be assumed to be floodplain, does not match the floodplain exhibits provided (Eastvillage Tributary 6 Floodplains & Current PUD Buffer), nor does it match the buffer shown on the same exhibits. Please clarify. All floodplains on the site must be contained to a drainage or conservation easement.

> Understood that the delineation is existing floodplain and then it will be changing based on subsequent permit applications depending upon what the proposed development will be. I think this addresses my comment at this time.

Confirm that, at a minimum, all development in the PUD will meet City code and criteria which is valid at the time of permit application. See comment below. It is recommended that any easements to be dedicated at this time be in compliance with the proposed Atlas 14 regulations to minimize the potential for necessary easement dedication in the future.

> You are not mentioning any proposed changes to current floodplain code and criteria that the PUD is therefore going to be following whatever floodplain regulations are in effect at the time of whatever permit applications are submitted for review (unless, of course, they do a PUD amendment or some such in the future) with a recommendation of looking toward the post-Atlas 14 future since that is nigh. This addresses my comment at this time.

FYI: Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of lots, drainage easements, and roadways. The City will likely be using the current 500-year floodplain as the design floodplain for residential and commercial building permit review in the near future. In order to minimize flood risk to our community and better ensure that all the lots in this PUD can be developed in the future, the City of Austin recommends that you consider the 500-year floodplain as a surrogate for the 100-year floodplain when designing this development. Please contact this reviewer if you have any questions.

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%

Parks and Recreation

PARD has cleared outstanding comments and have now approved this amendment.

Site Plan

No comments at this time.

Transportation

A revised traffic impact analysis for this site was waived because the estimated trips for the revised land uses will generate fewer trips than those under the previously approved PUD. However, a revised TIA may be required at the time of site plan, depending on the final land use mix.

The Transportation Review Section has not objections to the proposed amendment to the PUD Land Use Plan since the revision will provide a transition from more intense zoning to less intense zoning that generate less vehicular trips per day.

ATTACHMENT A

LJA ENGINEERING

3839 Bee Cave Road, Suite 150. Austin, Texas 78746
t 512.306.0228 f 512.306.0338 LJA.com TBPE F-1386

May 30, 2018

Zoning Reviewer
City of Austin
Planning & Zoning Department
505 Barton Springs Rd
5th Floor
Austin, Texas 78704

RE: Pioneer Crossing PUD Land Use Revision No. 14
Land Use Plan – City Council Amendment Request
LJA Engineering, Inc. Project No. A551-1001

Dear Zoning Reviewer,

Pioneer Crossing PUD Land Use Revision No. 14 consists of approximately 376 acres located north of E. Parmer Lane at Samsung Boulevard (3124 E Parmer Lane) in Travis County within the City of Austin ("City") Full Purpose Jurisdiction. This project was originally approved by the City in 1997 and 2005 as Case #CB14-96-0003. Due to a change in desired development patterns, we hereby request an amendment to the PUD land use map. As depicted in ***Exhibit 1,*** the majority of the tract is proposed to be single- and multi-family units with commercial/retail space located along Parmer Lane. This revised land use map allocates space for mixed density residential ("MDR") units differently than the original land use map; however, the total residential units and community recreation/park dedication areas remain the same.

The below table summarizes the currently approved and proposed land uses for the PUD Land Use Amendment area.

Comparison Analysis						
	Approved Rev. 13			Proposed Rev. 14		
Use Per PUD	Area (ac)	Max Density (units/Acre or FAR)	Density (SF or Units)	Area (ac)	Max Density (units/Acre or FAR)	Density (SF or Units)
Commercial	14.68	0.47	301,348	19.14	0.47	392,902
Comm Rec	151.45	N/A		151.56	N/A	
Public Park	7.09	N/A		7.09	N/A	
MDR A/B	203.87	12-18	2,989	199.59	12-18	2,989
Total	376.09	**Res. Units**	**2,989**	376.38	**Res. Units**	**2,989**
		SF Comm	**301,348**		**SF Comm**	**392,902**

The small discrepancy in total area is based on an on-the-ground survey and reflects more precise information than previously known (instead of an actual increase in total area). The Community Recreation and Public Park areas and attendant Hike and Bike Trail plan have

remained substantially the same and offer the same total area outside of floodplain and protected riparian areas.

The total amount of commercial area has been slightly increased in exchange for a decrease in total residential area, but the total residential units are capped at 2,989 residential units per the cap in earlier amendments to the PUD. The commercial areas maintain the same average FAR as previously approved.

This PUD revision also requests an increase in height to RA-7 from the current cap of 40 feet (or three stories) to a height of 75 feet (or six stories) and an increase in height for RA-8 from a current cap of 40 feet (or three stories) to 60 feet (or four stories). RA-7 and RA-8 are located along a major arterial (E. Parmer Lane) across from a more intense zoning district [Samsung Fabrication Plan (LI)] and will provide a transition from the more intense zoning to the less intense zoning surrounding the looped road implied by the land use map.

If you have any questions, or require any additional information, please do not hesitate to call me at (512) 306-0228.

Very Truly Yours,
LJA ENGINEERING, INC.

T. W. Hoysa, P. E.
Project Manager

STATE OF TEXAS
T. W. HOYSA
100072
PROFESSIONAL ENGINEER
5/30/18

LJA ENGINEERING
3839 Bee Cave Road, Suite 150, Austin, Texas 78746
t 512.306.0228 f 512.306.0338 LJA.com TBPE F-1386

September 3, 2019

Sherri Sirwaitis
City of Austin
Development Services Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

RE: Pioneer Crossing PUD Land Amendment No. 14 (C814-96-0003.14)
PARD Supplement and Summary Letter
LJA Project #A343-0412

Dear Sherri:

Based on the City of Austin Master Comment Report dated December 13, 2018 on the above-referenced PUD Land Use Plan Revision application staff concerns are limited to meeting Park and Recreation Department (PARD) dedication requirements and obtaining approval of a Traffic Impact Analysis (TIA) for Travis County.

After substantial negotiation with PARD staff and City of Austin Legal staff we request to append our current PUD revision request to include the following language related to parkland dedication:

Add the below section (b) to Part 13 of the 1997 PUD ordinance:

(b) Notwithstanding the requirements of subsection (a), the dedication of Parcel Nos. RA-10, RA-11, and RA-1 as a Trail and Recreation Easement, accessible to the public and maintained by the owner, to the City shall satisfy the City Parkland dedication and parkland development fee requirements for Parcel Nos. RA-2 through RA-17 at the time of final plat; in addition, RA-1 may have designated areas, not to exceed a total of 20 acres that will not be included in the easement, for (i) water quality and detention facilities and (ii) a private amenity center for residents of RA-2 through RA-17 and not publicly available and (iii) RA-1 may provide shared parking for RA-10 (shared parking shall not exceed 3 of the 20 acres and shall be adjacent to RA-10 on the west side), and (iv) Austin Energy may utilize areas of RA-1 (not to exceed 7 of the 20 acres).

The above language has been reviewed and approved by COA PARD and Legal staffs, specifically Mr. Justin Stewart of PARD and Mr. Lee Simmons of the Legal Department.

As to the County requested TIA, we believe the TIA requirement should be required for the subdivision construction and site plans, and not for this Zoning application. Zoning is not a function granted to Travis County, and this zoning request is not requesting an increase in traffic density from what has already been approved by previous TIA's. Please clear this comment.

The specific issues to be revised in this zoning request are:

- Revision of the Land Use Map as shown on the attached,
- Increase height on Tract RA-7 to 75 feet (or six stories),
- Increase height on Tract RA-8 and RA-9 to 60 feet (or 4 stories), and
- Addition of the above language to the parkland dedication requirements for Pioneer Crossing PUD.

Please let us know if you have any questions or require additional information. Thank you.

Very Truly Yours,
LJA ENGINEERING, INC.

TW Hoysa, P.E.
Project Manager

cc: Gordon Reger, RH Pioneer North, LLC
Michael Whellan, Armbrust & Brown, PLLC

Attachment C

Comparison Analysis						
	Approved			Proposed		
Use	Area	Max Density	Density	Area	Max Density	Density
Per PUD	(ac)	(units/Acre or FAR)	(SF or Units)	(ac)	(units/Acre or FAR)	(SF or Units)
Commercial	~~20.56~~ 14.68	0.47 ~~0.34~~	301,348	~~14.68~~ 19.14	0.47	~~301,348~~
Comm Rec	~~151.20~~ 150.45	N/A		~~150.45~~ 150.56	N/A	392,901
Public Park	~~6.35~~ 7.09	N/A		7.09	N/A	
MDR A/B	~~195.95~~ 203.87	12-18	2,989	~~203.87~~ 199.59	12-18	2,989
~~IP~~	~~5.00~~	~~N/A~~		~~0.00~~	~~N/A~~	
Total	~~374.06~~ 376.09	Res. Units	2,989	~~376.09~~ 376.38	Res. Units	2,989
		SF Comm	301,348		SF Comm	~~301,348~~ 392,901

LAND USE SUMMARY
PIONEER CROSSING
COMMERCIAL ~~14.68~~ ACRES 19.14
COMMUNITY REC. ~~150.45~~ ACRES 150.56
PUBLIC PARK 7.09 ACRES
MDR (A) 41.79 ACRES
MDR(B) ~~162.48~~ ACRES 157.80
TOTAL ~~376.49~~ ACRES 376.38

Notes

1. Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

2. Mixed Development Residential (MDR) B is defined as a single designation for high density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, MF-2, and MF-3 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 28 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

3. Site regulations applicable to Corner Store, Neighborhood Mixed use building, Urban Home, Cottage and Secondary Apartments Special uses in accordance with Exhibit E.

4. See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.

5. Subtotal values reflect currently approved maximum residential allocations to Parmer & Howard Lanes per the TIA revision associated with the approved land use plan. Commerical square footages were not allocated to a particular access roadway.

6. ROW vacation shall be approved prior to, or at the time of, final plat approval.

7. In fulfillment of City parkland dedication requirements, Owner shall dedicate Parcels No. RA-10 and RA-11 to the City at the time of final plat for land contiguous to said parcel, unless the City Parks Department requires earlier dedication.

8. A comprehensive trail system linking Pioneer Crossing internally shall be provided as shown on this plan. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at the time of site plan (or subdivision, for development that does not require a site plan). Trails shall be built according to the specifications in Exhibit B.

9. The open space along the southern tributary (Harris Branch Tributary #6), shall be maintained in a park like fashion with raised canopies and cleared underbrush.

R14 Table expanded to include IC allowances (table reversed on final print)

AREA BY LOT

PROPOSED ~~Approved~~ PUD Land Use — Per ~~2008 Preliminary Plan~~ REVISION 14

Lot	Use	Units	AC ~~Units/Sq. Ft.~~	Area(ac)
RA-4	MDR A	69	5.96 ~~137~~	~~11.45~~
RA-5	MDR B	219	16.25 ~~243~~	~~13.51~~
RA-6	MDR A	137	14.91 ~~166~~	~~13.78~~
RA-8	MDR B/Commercial	415	21.59 ~~437~~	~~24.29~~
RA-9	MDR B	300	15.62 ~~115~~	~~6.39~~
RA-~~9~~ 17	MDR ~~A~~ B	107	7.30 ~~62~~	~~5.14~~
RA-11	MDR A		~~43~~	~~3.60~~
RA-12	MDR ~~A~~ B	181	10.98 ~~74~~	~~6.23~~
RA-13	MDR ~~A~~ B	116	9.20 ~~99~~	~~8.25~~
RA-14	MDR B	190	14.22 ~~308~~	~~17.15~~
Subtotal - Residential to Parmer Ln			1,754[5]	116.01 ~~109.79~~
RA-15	MDR A	240	19.97 ~~235~~	~~22.14~~
RA-15	MDR B	359	19.97 ~~366~~	~~20.33~~
RA-16	MDR A	262	21.82 ~~119~~	~~11.22~~
RA-16	MDR B	374	21.82 ~~584~~	~~37.47~~
Subtotal - Residential to Howard Ln			1,235[5]	83.58 ~~91.16~~
RA-2	Commercial		170,791 ~~23,700~~	8.32 ~~8.98~~
RA-7	Commercial		126,246 ~~62,944~~	6.15 ~~5.78~~
RA-3	Commercial		95,865 ~~33,348~~	4.67 ~~3.84~~
~~RA-17~~ B	~~Commercial~~ Pub. Park		~~31,000~~	2.20 ~~1.96~~
RA-1	Comm Rec			150.56 ~~151.20~~
RA-10	Public Park			4.89 ~~6.35~~
Subtotal - Non-Residential			392,902 ~~301,348~~[5]	176.79 ~~178.11~~
TOTAL				* 376.38 ~~374.06~~

Allowed IC = 183.64   * Variance in area due to updated survey boundary

APPROVED ~~Proposed~~ PUD Land Use — Per ~~2016 Concept Plan~~ REVISION 13

Lot	Use	Units/Sq. Ft.	Area(ac)
RA-4	MDR B	83	5.74
RA-5	MDR B	326	22.44
RA-6	MDR B	265	18.24
RA-8	MDR B	314	21.59
RA-9	MDR B	227	15.62
~~RA-9~~	~~Not Used~~ LINE DELETED	~~0~~	~~0.00~~
RA-12	Not Used	0	0.00
RA-13	MDR B	172	11.86
RA-14	MDR B	366	25.2
Subtotal - Residential to Parmer Ln		1,754	120.69
RA-15	MDR A	240	19.97
RA-15	MDR B	359	19.97
RA-16	MDR A	259	21.62
RA-16	MDR B	371	21.62
Subtotal - Residential to Howard Ln		1,229	83.18
RA-2	Commercial	175,102	8.53
RA-7	Commercial	126,246	6.15
RA-3	Not Used		0.00
RA-17	Not Used		0.00
RA-1	Comm Rec		150.45
RA-10	Public Park		4.89
RA-11	Public Park		2.20
Subtotal - Non-Residential		301,348	172.22
TOTAL			376.09

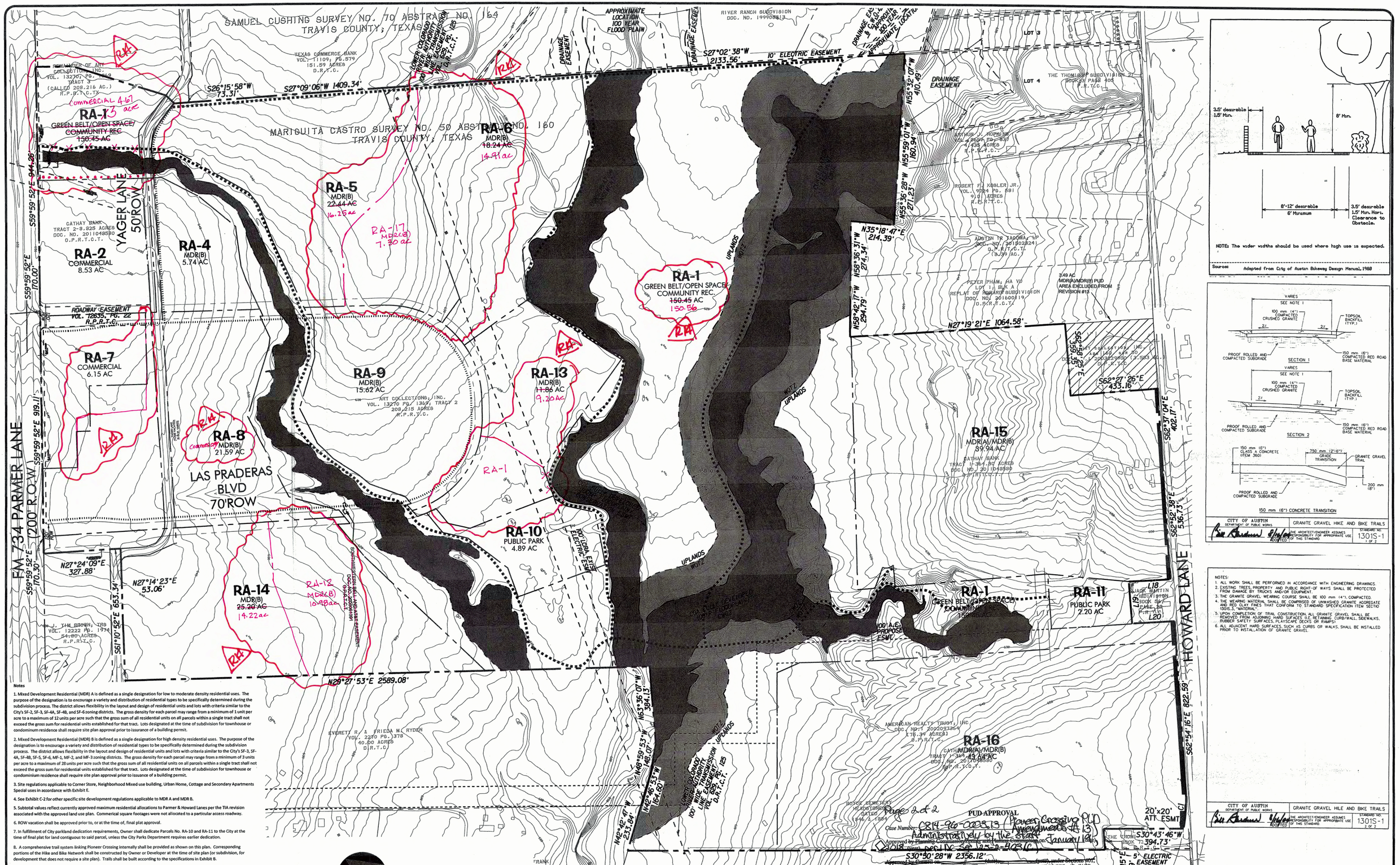
Allowed IC = 183.64 ac

Add Table C-2 from PUD Ordinance

LJA Engineering, Inc.
3839 Bee Cave Road
Suite 150
Austin, Texas 78746
Phone 512.306.0228
Fax 512.306.0338
FRN-F-1386

PUD APPROVAL Page 1 of 2 Pioneer Crossing
Case Number: C814-96-0003.13 PUD Amendment #13
Administratively by the staff — ~~Approved by Planning Commission/Zoning and Platting Commission on~~ January 19, 2018 (year). per LDC Sec. 25-2-403(C).
~~Approved by Council on ___ (date), ___ (year), under Sections 401, 402, 421, 422, 423, 144, 392, 411, and ___ of Chapter 25-2 of the City Code.~~
Sherri Sirwaitis for
~~Neighborhood~~ Planning and Zoning Department
Greg Guernsey, Director
Final Ordinance Reading:
Rev.1
Rev.2
Rev.3

PIONEER CROSSING
ADMINISTRATIVE PUD REVISION #~~13~~ 14
~~JANUARY~~ OCTOBER 2018 EXH B-1



NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ENGINEERING DRAWINGS.
2. EXISTING TREES, PROPERTY AND PUBLIC RIGHT-OF WAYS SHALL BE PROTECTED FROM DAMAGE BY TRUCKS AND/OR EQUIPMENT.
3. THE GRANITE GRAVEL WEARING COURSE SHALL BE 100 mm (4"), COMPACTED.
4. THE WEARING MATERIAL SHALL BE COMPRISED OF UNWASHED GRANITE AGGREGATE AND RED CLAY FINES THAT CONFORM TO STANDARD SPECIFICATION ITEM SECTIO 1301S.3, "MATERIALS".
5. UPON COMPLETION OF TRAIL CONSTRUCTION, ALL GRANITE GRAVEL SHALL BE REMOVED FROM ADJOINING HARD SURFACES (I.E. RETAINING CURB/WALL, SIDEWALKS, RUBBER SAFETY SURFACES, PLAYSCAPE DECKS OR RAMPS)
6. ALL ADJACENT HARD SURFACES, SUCH AS CURBS OR WALKS, SHALL BE INSTALLED PRIOR TO INSTALLATION OF GRANITE GRAVEL.

CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
GRANITE GRAVEL HIKE AND BIKE TRAILS
STANDARD NO.
1301S-1
1 OF 2

Notes

1. Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominum residence shall require site plan approval prior to issurance of a building permit.

2. Mixed Development Residential (MDR) B is defined as a single designation for high density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, MF-2, and MF-3 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 28 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

3. Site regulations applicable to Corner Store, Neighborhood Mixed use building, Urban Home, Cottage and Secondary Apartments Special uses in accordance with Exhibit E.

4. See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.

5. Subtotal values reflect currently approved maximum residential allocations to Parmer & Howard Lanes per the TIA revision associated with the approved land use plan. Commerical square footages were not allocated to a particular access roadway.

6. ROW vacation shall be approved prior to, or at the time of, final plat approval.

7. In fulfillment of City parkland dedication requirements, Owner shall dedicate Parcels No. RA-10 and RA-11 to the City at the time of final plat for land contiguous to said parcel, unless the City Parks Department requires earlier dedication.

8. A comprehensive trail system linking Pioneer Crossing internally shall be provided as shown on this plan. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at the time of site plan (or subdivision, for development that does not require a site plan). Trails shall be built according to the specifications in Exhibit B.

9. The open space along the southern tributary (Harris Branch Tributary #6), shall be maintained in a park like fashion with raised canopies and cleared underbrush.

LJA Engineering, Inc.
3839 Bee Cave Road
Suite 150
Austin, Texas 78746
Phone 512.306.0228
Fax 512.306.0338
FRN-F-1386

0 200 400

LEGEND

TRAIL

6'-8' SIDEWALK IN R.O.W.

Page 2 of 2

PUD APPROVAL

Case Number: C814-96-0003.13 (Pioneer Crossing PUD Amendments #13)

Approved by Planning Commission/Zoning and Platting Commission on January 12, 2018 Motion: 5-2 (Shaw, Nortelli) 9-1-0-1 (C)

Approved by Council on _____ Motion: _____ Second: _____ under Section 401, 402, 421, 422, 423, 144, 392, 411, and _____ of Chapter 25-2 of the City Code.

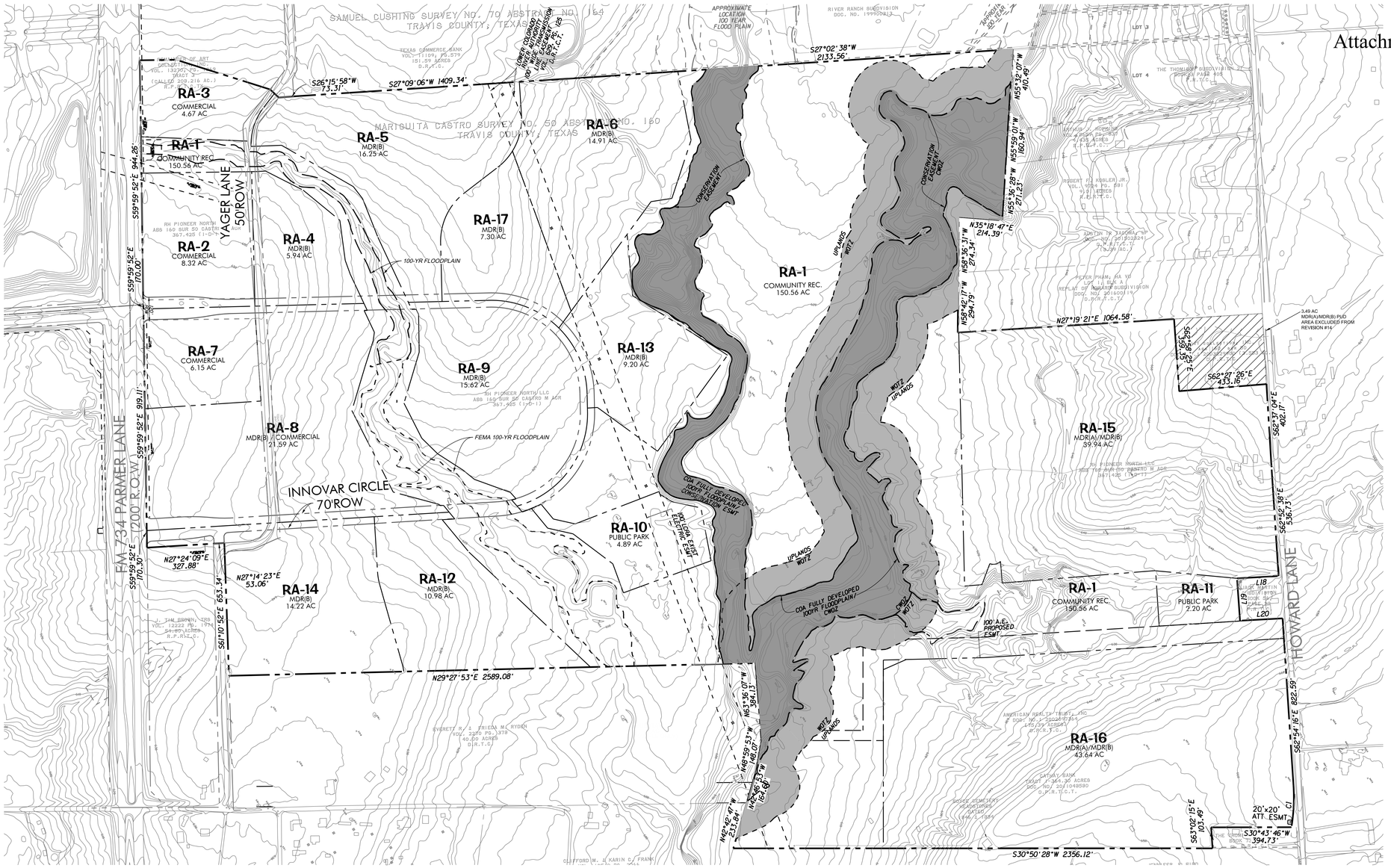
Approved as an amendment to the Planning Commission Approved Site Development Plan _____ in plan case number _____.

Neighborhood Planning and Zoning Department
Greg Guernsey, Director

Final Ordinance Reading: _____
Rev.1 _____
Rev.2 _____
Rev.3 _____

EXHIBIT "B"
PIONEER CROSSING NORTH HIKE AND BIKE TRAIL SCHEMATIC

Attachment D



Notes

1. Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominum residence shall require site plan approval prior to issurance of a building permit.

2. Mixed Development Residential (MDR) B is defined as a single designation for high density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, MF-2, and MF-3 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 28 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

3. Site regulations applicable to Corner Store, Neighborhood Mixed use building, Urban Home, Cottage and Secondary Apartments Special uses in accordance with Exhibit E.

4. See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.

5. Subtotal values reflect currently approved maximum residential allocations to Parmer & Howard Lanes per the TIA revision associated with the approved land use plan. Commerical square footages were not allocated to a particular access roadway.

6. ROW vacation shall be approved prior to, or at the time of, final plat approval.

7. In fulfillment of City parkland dedication requirements, Owner shall dedicate Parcels No. RA-10 and RA-11 to the City at the time of final plat for land contiguous to said parcel, unless the City Parks Department requires earlier dedication.

8. A comprehensive trail system linking Pioneer Crossing internally shall be provided as shown on this plan. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at the time of site plan (or subdivision, for development that does not require a site plan). Trails shall be built according to the specifications in Exhibit B.

9. The open space along the southern tributary (Harris Branch Tributary #6), shall be maintained in a park like fashion with raised canopies and cleared underbrush.

AREA BY LOT

Approved PUD Land Use Per Revision 13						Proposed PUD Land Use Per Revision 14					
Lot	Use	Units/Sq. Ft.	Area(ac)	IC (%)	IC (ac.)	Lot	Use	Units/Sq. Ft.	Area(ac)	IC (%)	IC (ac.)
RA-4	MDR B	83	5.74	65%	3.73	RA-4	MDR B	69	5.94	65%	3.86
RA-5	MDR B	326	22.44	65%	14.59	RA-5	MDR B	219	16.25	65%	10.56
RA-6	MDR B	265	18.24	65%	11.86	RA-6	MDR B	157	14.91	65%	9.69
RA-8	MDR B	314	21.59	65%	14.03	RA-8	MDR B/Commercial	415	21.59	86%	18.57
RA-9	MDR B	227	15.62	65%	10.15	RA-9	MDR B	300	15.62	75%	11.72
RA-12	Not Used	0	0.00		0.00	RA-12	MDR B	181	10.98	65%	7.14
RA-13	MDR B	172	11.86	65%	7.71	RA-13	MDR B	116	9.20	65%	5.98
RA-14	MDR B	366	25.2	65%	16.38	RA-14	MDR B	190	14.22	65%	9.24
Subtotal - Residential to Parmer Ln		**1,754**	**120.69**		**78.45**	RA-17	MDR B	107	7.30	65%	4.75
RA-15	MDR A	240	19.97	65%	12.98	**Subtotal - Residential to Parmer Ln**		**1,754**	**116.01**		**81.50**
RA-15	MDR B	359	19.97	65%	12.98	RA-15	MDR A	240	19.97	65%	12.98
RA-16	MDR A	259	21.62	65%	14.05	RA-15	MDR B	359	19.97	65%	12.98
RA-16	MDR B	371	21.62	65%	14.05	RA-16	MDR A	262	21.82	65%	14.18
RA-17	Not Used		0		0.00	RA-16	MDR B	374	21.82	65%	14.18
Subtotal - Residential to Howard Ln		**1,229**	**83.18**		**54.07**	**Subtotal - Residential to Howard Ln**		**1,235**	**83.58**		**54.33**
RA-2	Commercial	175,102	8.53	80%	6.82	RA-2	Commercial	170,791	8.32	80%	6.66
RA-7	Commercial	126,246	6.15	80%	4.92	RA-7	Commercial	126,246	6.15	86%	5.29
RA-3	Not Used		0		0.00	RA-3	Commercial	95,865	4.67	80%	3.74
RA-1	Comm Rec		150.45	25%	37.61	RA-1	Comm Rec		150.56	20.16%	30.35
RA-10	Public Park		4.89	25%	1.22	RA-10	Public Park		4.89	25%	1.22
RA-11	Public Park		2.2	25%	0.55	RA-11	Public Park		2.20	25%	0.55
Subtotal - Non-Residential		**301,348**	**172.22**		**51.13**	**Subtotal - Non-Residential**		**392,902**	**176.79**		**47.81**
TOTAL			**376.09**		**183.64**	**TOTAL**			**376.38**		**183.64**

Exhibit C-2
Pioneer Crossing PUD
08-15-16 Revised 09-05-19
Additional Site Development Regulations Applicable
To Mixed Development Residential (a) and (b)
For PUD Areas B & C

SF-2 through SF-6 will apply to parcels marked MDR(a) and SF-3 through MF-2 will apply to parcels marked MDR(b)

	Single Family Residential Standard Lot (SF-2)	Family Residence (SF-3)	Small Lot Single Family Residential (SF-4A)	Single Family Residential Condominium (SF-4B)	Urban Family Residential Townhome (SF-5)	Urban Family Residential Condominium (SF-6)	Multi-Family Residential Limited Density (MF-1)	Multi-Family Residential Low Density (MF-2)
Minimum Lot Size (square feet)	5750	5750	3600	**(2)	3600	3600	8000	8000
Minimum Corner Lot Area (square feet)			4500	**(2)				
Minimum Lot Width	50	50	40	**(2)	50	50	50	50
Minimum Corner Lot Width			50	**(2)	50			
Maximum Dwelling Units Per Lot	1	2	1	**(2)			******(6)	****(4)
Maximum Height *******(7)	35	35	35	**(2)	35	35	40	40 or 3-stories
Minimum Setbacks								
Front Yard	*****(5) - 25	*****(5) - 25	*(1) - 25	**(2)	10	10	25	25
Street Side Yard	15	15	10	**(2)	10	10	15	15
Interior Side Yard	5	5	*(1)	10	5	5	5	5
Rear Yard	5	5	*(1)	**(2)	0	0	10	10
Maximum Building Coverage	40%	45%	55%	40%	40%	40%	45%	50%
Maximum Impervious Cover	45%	45%	65%	60%	55%	55%	55%	60%

*(1) See Section 25-2-557 (Single-Family Residence Small Lot District Regulations) SF-4A
**(2) See Section 25-2-558 (Single-Family Residence Condminium Site Regulations) SF-4B
See Section 25-2-559 (Urban Family Residence District or Townhome and Condominium Residence District Retirement
***(3) Housing Use)
****(4) See Section 25-2-561 (Multi-Family Residence Low Density District Regulations)
*****(5) See PUD ordinance for exception to 25-foot setback
******(6) See Section 25-2-560 (Multi Family Residence Limited Density)
*******(7) Maximum Height for Commercial or Multi-Family Residential Use on Parcels RA-8 and RA-9 shall be 60 feet (or 4-stories)
Maximum Height for Commercial Use on Parcel RA-7 shall be 75 feet (or 6-stories)

Comparison Analysis

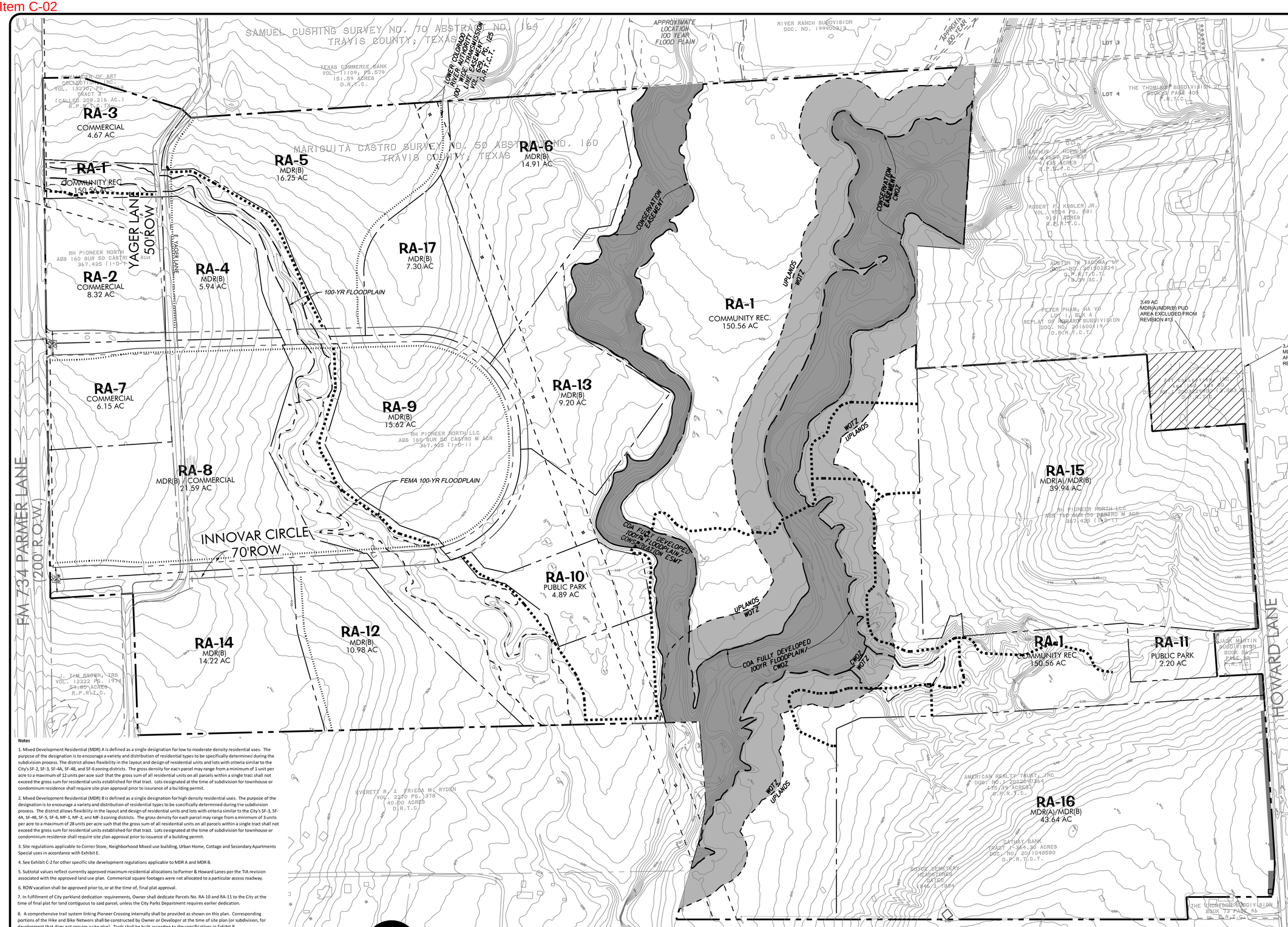
Use	Approved Area	Approved Max Density	Approved Density	Proposed Area	Proposed Max Density	Proposed Density
Per PUD	(ac)	(units/Acre or FAR)	(SF or Units)	(ac)	(units/Acre or FAR)	(SF or Units)
Commercial	14.68	0.47	301,348	19.14	0.47	392,902
Comm Rec	150.45	N/A		150.56	N/A	
Public Park	7.09	N/A		7.09	N/A	
MDR A/B	203.87	12-18	2,989	199.59	12-18	2,989
Total	376.09	**Res. Units**	**2,989**	376.38	**Res. Units**	**2,989**
		SF Comm	**301,348**		**SF Comm**	**392,902**

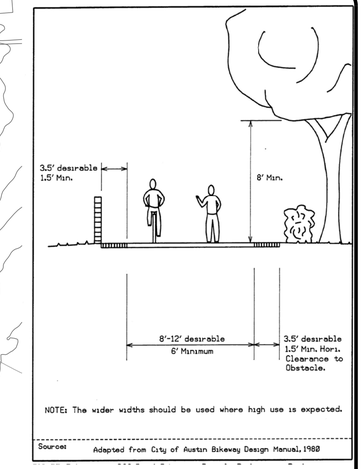
LAND USE SUMMARY
PIONEER CROSSING

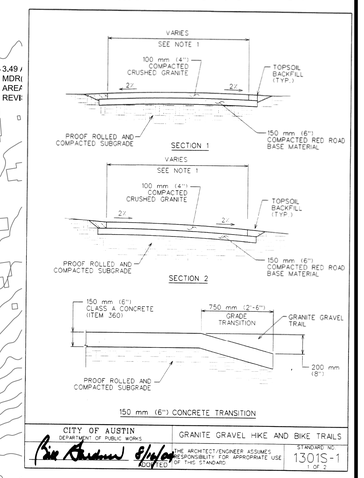
COMMERCIAL	19.14 ACRES
COMMUNITY REC.	150.56 ACRES
PUBLIC PARK	7.09 ACRES
MDR (A)	41.79 ACRES
MDR(B)	157.80 ACRES
TOTAL	376.38 ACRES

LJA Engineering, Inc.
921 W NEW HOPE DRIVE
Suite 604
Cedar Park, Texas 78613
Phone 512.306.0228
FRN-F-1386

PIONEER CROSSING
PUD REVISION #14
OCTOBER 2018 EXH B-1

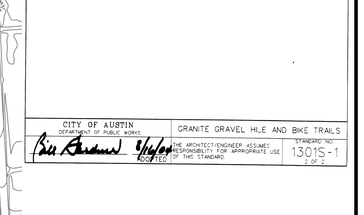






NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ENGINEERING DRAWINGS.
2. EXISTING TREES, PROPERTY AND PUBLIC RIGHT-OF WAYS SHALL BE PROTECTED FROM DAMAGE BY TRUCKS AND/OR EQUIPMENT.
3. THE GRANITE GRAVEL WEARING COURSE SHALL BE 100 mm (4") COMPACTED.
4. THE WEARING MATERIAL SHALL BE COMPRISED OF UNWASHED GRANITE AGGREGATE AND RED CLAY FINES THAT CONFORM TO STANDARD SPECIFICATION ITEM SECTION 1301S.3, "MATERIAL".
5. UPON COMPLETION OF TRAIL CONSTRUCTION, ALL GRANITE GRAVEL SHALL BE REMOVED FROM ADJOINING HARD SURFACES (I.E. RETAINING CURB/WALL, SIDEWALKS, RUBBER SAFETY SURFACES, PLAYSCAPE DECKS OR RAMPS).
6. ALL ADJACENT HARD SURFACES, SUCH AS CURBS OR WALKS, SHALL BE INSTALLED PRIOR TO INSTALLATION OF GRANITE GRAVEL.



Notes

1. Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

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7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

LEGEND

TRAIL

6'-8' SIDEWALK IN R.O.W.

EXHIBIT "B-2"
PIONEER CROSSING NORTH
HIKE AND BIKE TRAIL SCHEMATIC

Attachment E

ORDINANCE NO. 970410-I

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT DISTRICT ON APPROXIMATELY 1,410.55 ACRES OF LAND GENERALLY KNOWN AS PIONEER CROSSING PROJECT, LOCALLY KNOWN AS THE LAND LOCATED ALONG AND NEAR DESSAU ROAD AND PROPOSED EAST PARMER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "PUD" Planned Unit Development district on the property (the "Property") described in File C814-96-0003 as approximately 1,410.55 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, generally known as Pioneer Crossing Project, locally known as the land located along and near Dessau Road and proposed East Parmer Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as part of Exhibit "A".

PART 2. This ordinance, together with the attached Exhibits "A" through "F", shall constitute the Land Use Plan for the Pioneer Crossing Planned Unit Development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Pioneer Crossing Planned Unit Development Land Use Plan (the "PUD Land Use Plan") attached as Exhibits "B" through "F" and on record at the Development Review and Inspection Department in File No. C814-96-0003. If the text of this ordinance and the attached exhibits conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to the Pioneer Crossing PUD.

PART 3. The attached exhibits are copies of originals on file with the City of Austin Development Review and Inspection Department in File No. C814-96-0003 and are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

#35

Exhibit A: Description of Property.
Exhibit B: Pioneer Crossing PUD Land Use Plan.
Exhibit C: Site Development Criteria/Land Use Summary
Exhibit D: Permitted Uses Table.
Exhibit E: April 10, 1997 City of Austin Table of Uses Authorized in Base Districts.
Exhibit F: Pioneer Crossing Water Quality Management Plan.

PART 4. Certain Terms Defined.

CITY means the City of Austin.

DEVELOPER means the owners of, or persons or entities seeking subdivision, site plan, site development, and/or building permit approval for, the development of all or a portion of the land covered by the Pioneer Crossing PUD.

ENVIRONMENTALLY SENSITIVE AREAS means those areas of riparian woodlands, priority uplands woodlands, and critical environmental features inside the 100-year flood plain of those areas of the Property designated as "approximate location of conservation easement" on Sheet 1 of Exhibit "F", Water Quality Management Plan, plus any additional areas agreed to by Owner.

OWNER means the owner(s), their heirs, successors or assigns, of the land, or portions of the land, described in the attached Exhibit "A", effective as of the date of this ordinance.

PART 5. The land uses, development intensities, and planned improvements and phases of development of this PUD shall, to the extent permitted by market conditions, conform generally to the development scenario outlined in the Pioneer Crossing PUD Traffic Impact Analysis prepared by Prime Strategies and Carter and Burgess, Inc., dated November 18, 1996, (the "TIA"), submitted in support of the Pioneer Crossing PUD zoning request and on file in the City of Austin Department of Development Review and Inspection.

PART 6. Under a restrictive covenant agreement entered into between the Owner and Sumsung Austin Semiconductor, no part of the Pioneer Crossing PUD created by this ordinance shall be used for those activities or operations prohibited by that certain restrictive covenant dated April 15, 1996, and recorded in Volume 1266, Page 983, of the Real Property Records of Travis County, Texas.

PART 7. In accordance with Section 13-2-683(i) of the Code, the following PUD specific performance standards shall apply in lieu of otherwise applicable Code sections, regulations or policies:

(a) 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 a 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.

(b) Section 13-1-453(b) of the Code (regarding expiration of an adopted Land Use Plan) shall not apply to this PUD. Substantial construction and progress on vital infrastructure serving this PUD has already begun: (1) construction of a 48" wastewater line; (2) construction of Parmer Lane East; and (3) construction of Samsung Boulevard including construction of a 24" waterline.

(c) Section 13-2-683(f)(4) of the Code (regarding minimum setbacks for nonresidential uses) shall not apply to Parcel Nos. W15 and E15, as identified in the Land Use Plan. All other applicable portions of the PUD shall be subject to Section 13-2-683(f)(4).

(d) Section 13-2-683(f)(5) of the Code (regarding curb cuts or driveways for nonresidential uses) shall not apply to this PUD. The number of curb cuts or driveways serving nonresidential portions of the PUD shall be reviewed and approved by the City at time of final plat or site plan.

(e) Sections 13-7-16(a), (b) , (c) and (d) of the Code (regarding Cut and Fill) are modified for purposes of the PUD only, as follows:

Section 13-7-16. Cut and Fill.

(a) No fill on any tract of land, except within a roadway right-of-way or except for water quality and/or detention/sedimentation control facilities, shall exceed a maximum of 8 feet of depth, unless approved as provided in this ordinance. An additional 4 feet of fill, for a total of 12 feet, may be approved by the Director of the Drainage Utility Department, subject to reasonable and appropriate conditions. Except for fill within a roadway right-of-way or for water quality and/or detention/sedimentation control facilities, fill in excess of 12 feet must

be approved by the Planning Commission under Section 13-2-505 of the Code. For water quality and detention/sedimentation control facilities only, the fill shall not exceed a maximum of 8 feet of depth, however, an additional 7 feet of depth, for a total of 15 feet of depth, may be authorized by the Director of the Drainage Utility Department, subject to reasonable and appropriate conditions. All fill in excess of 15 feet of depth for water quality and/or detention/sedimentation control facilities shall require a Planning Commission variance under Section 13-2-505 of the Code. Notwithstanding anything above to the contrary, this Section shall not apply to:

(1) Fill placed under foundations with sides perpendicular to the ground, or with pier and beam construction, if the fill is placed in a manner consistent with Section 13-2-590; or

(2) Backfill for utility construction.

(b) No cut on any tract of land other than for structural excavation, excavation within a roadway right-of-way, or excavation for water quality and/or detention/sedimentation control facilities, shall exceed a maximum of 8 feet of depth, unless approved as provided in this ordinance. The Director of the Drainage Utility Department may authorize up to an additional 4 feet of cut, for a total of 12 feet, subject to reasonable and appropriate conditions. Except for cuts within a roadway right-of-way or for water quality and/or detention/sedimentation control facilities, cuts in excess of 12 feet must be approved by the Planning Commission under Section 13-2-505 of the Code. For water quality and/or detentions/sedimentation control facilities only, the cut shall not exceed a maximum of 8 feet, however, an additional 7 feet of cut for a total of 15 feet may be authorized by the Director of the Drainage Utility Department, subject to reasonable and appropriate conditions. All cuts in excess of 15 feet for water quality and/or detention sedimentation control facilities shall require a Planning Commission variance under Section 13-2-505 of the Code. For purposes of this subsection, structural excavation means excavation required for the construction of building foundations consistent with Section 13-2-590, but does not include cuts for private or public roads or driveways where structural side-slope stabilization (containment) is proposed. Cuts for utility installation are exempt from this provision subject to restoration of such areas to natural grade.

(c) Cut and fill for roadways shall be contained within the roadway clearing widths and applicable slope easements as approved by the Director of the Drainage Utility Department, if any.

(d) All cuts and fills are to be restored and stabilized as indicated in Section 13-2-590.

(f) Sections 13-2-523(a), (b), and (c) [Water Quality Transition Zone] are modified for purposes of this PUD only, as follows:

(a) For Walnut Creek, the water quality transition zone shall extend 150 feet north of the boundary of the critical water quality zone of Walnut Creek, on Tracts W17, W15, and W20; on Tract W22, the water quality transition zone shall extend 150 feet from the boundary of the critical water quality zone on both sides of Walnut Creek, as depicted on the Pioneer Crossing Land Use Plan in Exhibit B of this ordinance.

For Harris Branch Creek, the water quality transition zone shall extend 150 feet from the boundary of the critical water quality zone of Harris Branch Creek, as depicted on the Pioneer Crossing Land Use Plan in Exhibit B of this ordinance.

(b) The projected impervious cover in any development or portion thereof which lies within the Water Quality Transition Zone shall not exceed 30 percent of the land area of the zone, exclusive of land within the 100-year flood plain. However, where a conservation easement for protection of Environmentally Sensitive Areas extends into the Water Quality Transition Zone, no impervious cover except as otherwise allowed within critical water quality zones as defined in Section 13-7-23(e) shall be allowed. The area of the conservation easement extending in the Water Quality Transition Zone shall still be credited for purposes of calculation of allowable impervious cover for the remainder of the Water Quality Transition Zone.

(c) Water quality controls may be located in the Water Quality Transition Zone. However, where conservation easements for the protection of Environmentally Sensitive Areas extend into the Water Quality Transition Zone, water quality controls may only be located within such conservation easement areas as allowed under Section 13-2-21 and Section 13-7-23.

(g) Section 13-7-23(a)(3) [regarding critical water quality zones for major waterways] is modified for purposes of this PUD only, as follows:

(3) For major waterways, the boundary is the boundary of the 100-year floodplain, as depicted on the Pioneer Crossing Land Use Plan in Exhibit B of this ordinance. Notwithstanding the above, in no event shall the critical water quality zone extend beyond the crest of bluff.

(h) Section 8.4.0 and Section 1.5.0 of the City of Austin Transportation Criteria Manual are modified for purposes of this PUD only, as follows:

Notwithstanding Section 8.4.0 and Section 1.5.0 of the City of Austin Transportation Criteria Manual, and any other City ordinance, regulation, or policy to the contrary, and, for purposes of this PUD only, the design (including materials, size, and makeup) of traffic signalization equipment, street lighting, street identification signage, and landscaping within rights-of-way shall either conform to City standard specifications and requirements or utilize alternative materials, size and makeup for such equipment and landscaping as such alternatives may be proposed by the Architectural Control Committee created by the Covenants, Conditions and Restrictions recorded by the Owner in conjunction with the creation of this PUD. In the event alternative designs are proposed by the Architectural Control Committee, such alternative design shall only be allowed under conditions acceptable to the City, which may include, but is not limited to, liability and maintenance requirements deemed necessary by the City and requirements regarding the amount and location of spare equipments.

(i) Sections 13-5-97, 13-5-104, and 13-5-107 of the Code (regarding off-street parking and loading) are modified for purposes of Parcel Nos. W15 and E15 of this PUD only, as provided in this ordinance. Provided the City Transportation Review Department can verify that the proposed development of Parcel Nos. W15 and E15 is in the neotraditional town center concept, as defined below, the Transportation Review section may administratively authorize a reduction of up to 50 percent of otherwise applicable offstreet parking and/or loading requirements. For purposes of this section, the neo-traditional town center concept is defined as follows:

A neo-traditional town center is the focal point of a traditional neighborhood district, containing residential, retail, commercial, civic and public services to meet the daily needs of community residents. A

town center is pedestrian oriented and is designed to encourage pedestrian movement from residential areas within the town center. Pedestrian links are provided to encourage walking between uses. A common parking lot is desirable because it allows customers to visit several locations while using only one parking space. Also important is residential uses either in the town center or within close proximity to allow residents the option of walking or bicycling.

(j) Sections 13-2-730 through 13-2-739 (Compatibility Standards) shall not apply to uses located within Parcel Nos. W15 and E15. Yards, fences, vegetative screening, or berms shall be provided to screen residential uses from adjacent nonresidential offstreet parking areas, mechanical equipment, storage areas, and areas for refuse collection. If fences are selected for screening, the height shall be restricted to 6 feet unless otherwise allowed by the City. The owner of such adjacent nonresidential use shall be responsible for the upkeep and maintenance of fences, berms and vegetative screening. Further, notwithstanding any other otherwise applicable City ordinance, regulation, or policy, vertical integration of commercial and residential uses shall be permitted within Parcel Nos. W15 and E15.

(k) Notwithstanding anything to the contrary, and for purposes of this PUD only, the definition of "Critical Environmental Features" in Section 13-7-3, regulations relating to critical environmental features in Section 13-7-21, or anything to the contrary in the Environmental Criteria Manual or any otherwise applicable City ordinance, regulation, or policy, manmade structures (i.e., wet ponds and/or detention/filtration facilities) shall not be considered critical environmental features and shall not be subject to the setback and buffer zone requirements in Section 13-7-21.

(l) Section 13-7-21 (Critical Environmental Features) shall, for purposes of this PUD only, apply in all areas designated as conservation easements, Critical Water Quality Zone and Water Quality Transition Zone, for the protection of Environmentally Sensitive Areas under Part 12 of this ordinance. Critical Environmental Features identified within these areas shall be protected through conservation easements to be surveyed and dedicated at time of final plat or site plan under Part 12 of this ordinance. In no case, however, shall the conservation easements be less than the 100-year floodplain parallel to the center line of the waterway.

(m) Section 13-1-453(d)(7) [regarding amendments to phasing schedule] shall not apply to this PUD.

(n) For purposes of zoning application and review of this PUD only, the requirement of contiguity in the definition of "Site" in Section 13-2-1 of the Code and the contiguity requirements of Section 13-1-402 shall not apply to this PUD.

(o) For purposes of this PUD only, Subsection 13-1-37(B) of the Code (regarding closed municipal solid waste landfills) is modified as follows:

(B) No application for subdivision approval, site plan approval, building permit or other construction permit shall be considered for final approval until the building official has received one of the following:

(1) An approved permit for the proposed development from the Texas Natural Resources Conservation Commission;

(2) Written notification from the Texas Natural Resources Conservation Commission that no permit is necessary for the proposed development; or

(3) A report from a registered professional engineer certifying that soil tests performed on the site in accordance with the Texas Natural Resources Conservation Commission rules indicate that no part of the tract overlies a closed municipal solid waste landfill.

(p) Section 13-6-3 (a)(6) (regarding standards for approvals of plats and site plans] is modified for purposes of this PUD only, as follows:

(6) The proposed development preserves the natural and traditional character of the land and waterways to the greatest extent feasible and shall include on-site control of the two year peak flow as specified in the Drainage Criteria Manual and the Environmental Criteria Manual; provided that control of the two year peak flow may be provided off-site only if it: would produce no adverse water quality impacts from the increase in-stream peak flow and would not result in stream bank erosion. For purposes of this PUD only, and in order to leave open the option of designing the water quality controls described in Exhibit "F" to also accommodate the two year peak flow, the definition of "on-site" shall include all land within the boundaries of the Property which is within the same drainage basin as the proposed development.

PART 8. No lot may be occupied until connected to the City water and wastewater system. Owner is responsible for providing all necessary water and wastewater improvements to serve each lot, use, or development. Owner shall comply with all applicable City rules, regulations and policies pertaining to water and wastewater service and shall pay all required City utility inspection and plan review fees and all required Water and Wastewater Tap and Impact Fees. Owner must comply with the City Industrial Wastewater Ordinance, associated permit requirements and must pay associated fees.

PART 9. Owner shall dedicate a site of up to two acres for a future fire station to the City prior to the final platting of the entirety of Parcel W15 or within five years of the date of approval of this PUD, whichever comes earlier. Size, location and configuration of the site shall be sufficient to meet development ordinance requirements and the City's needs for a fire station. City agrees that Owner and/or the Master Property Owners' Association may review and comment on the City's architectural plans for the fire station prior to construction and may have input on design to strive for compatibility with the Design Guidelines for this PUD. The City reserves the right of final approval of the design.

PART 10. A comprehensive Trail system linking Pioneer Crossing internally shall be provided according to the Hike and Bike Network Plan included as a part of Exhibit "B" to this ordinance. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at time of site plan. Impervious sidewalks along major roadways within Pioneer Crossing (Samsung Boulevard, Braker Lane, Bachman Drive and Parmer Lane) shall be maintained by the City. Pervious portions of the Trail System within Pioneer Crossing shall be maintained by the Master Property Owners' Association to be created for Pioneer Crossing. Owner or the Master Property Owners' Association shall not be responsible for construction or maintenance of those portions of the trail system to be provided by persons or entities other than Owner or Master Property Owners' Association.

PART 11. Water quality protection for Pioneer Crossing shall be implemented under the Pioneer Crossing Water Quality Management Plan attached as Exhibit "F" to this ordinance.

PART 12. A conservation easement shall, at time of final plat or site plan, be surveyed and dedicated to protect the Environmentally Sensitive Areas within Pioneer Crossing as defined in Part 4 of this Ordinance and as shown on the Land Use Plan. However, in no case shall the conservation easement be less than the 100 year floodplain parallel to the center line of the waterway. Within such conservation easements, only development allowed within critical water quality zones as defined in Section 13-7-23(e) shall be allowed. Critical Environmental Features located within such conservation easements shall be subject to the requirements of Section 13-7-21. In the event roadway crossings of major waterways within the Property are necessary and such crossings over major waterways also traverse

conservation easements protecting Environmentally Sensitive Areas, Owner or Developer shall construct span or pier and beam bridges for such crossings.

(a)

PART 13. In fulfillment of the City Parkland dedication requirements for all of the Pioneer Crossing PUD, Owner shall dedicate Parcel Nos. W10, W20, W23, and E17 to the City at the time of final plat for land contiguous to said parcels, unless the City Parks Department requires earlier dedication.

PART 14. Nothing in this ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the City Code and other applicable law, or to limit or prohibit the right of the Owner to seek an amendment to any provision of this ordinance or the Land Use Plan or any variance or waiver from any City ordinance, regulation or policies applicable to this Planned Unit Development.

PART 15. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 16. This ordinance takes effect on April 21, 1997.

PASSED AND APPROVED

April 10, 1997. § § §

Bruce Todd
Mayor

APPROVED: Andrew Martin
Andrew Martin
City Attorney

ATTEST: James E. Aldridge
James E. Aldridge
City Clerk

(b) Notwithstanding the requirements of subsection (a), the dedication of Parcel Nos. RA-10, RA-11, and RA-1 as a Trail and Recreation Easement, accessible to the public and maintained by the owner, to the City shall satisfy the City Parkland dedication and parkland development fee requirements for Parcel Nos. RA-2 through RA-17 at the time of final plat; in addition, RA-1 may have designated areas, not to exceed a total of 20 acres that will not be included in the easement, for (i) water quality and detention facilities and (ii) a private amenity center for residents of RA-2 through RA-17 and not publicly available and (iii) RA-1 may provide shared parking for RA-10 (shared parking shall not exceed 3 of the 20 acres and shall be adjacent to RA-10 on the west side), and (iv) Austin Energy may utilize areas of RA-1 (not to exceed 7 of the 20 acres).

TABLE 1
Pioneer Crossing - Actual Zoning Developments per Drainage Basin

TABLE 2
PIONEER CROSSING
CALCULATIONS OF SIZES OF SEDIMENTATION AREAS

TABLE 7
PIONEER CROSSING - AREAS OF WETLANDS FOR STORMWATER TREATMENT

TABLE 3
PIONEER CROSSING
CALCULATIONS OF SIZES OF WET PONDS

TABLE 4
PIONEER CROSSING
CALCULATIONS OF EQUIVALENT RATIOS

TABLE 5
GENERIC PLAN VIEW OF SEDIMENTATION AREA

TABLE 8
DEPTHS OF WETLANDS FOR STORMWATER TREATMENT

TABLE 9
VOLUMES OF WETLANDS FOR STORMWATER TREATMENT

TABLE 1
Pioneer Crossing - Sedimentation Treatment Calculations

PIONEER CROSSING
CONSTRUCTED
WETLANDS
EXHIBIT 7

DATE 4/8/97
Sheet 2 of 7

2
LAND USE PLAN
LEGEND
CONSTRUCTED WETLAND BASIN
BASIN DRAINAGE BOUNDARY
WATERSHED BOUNDARY
BOUNDARY BY PART
AUSTIN CITY LIMITS
PARCEL LINE
100 YEAR FLOODPLAIN
SANITARY SEWER ESMT.
EXISTING ROADS
APPROXIMATE LOCATION OF CONSERVATION ESMT.
WATER QUALITY TRANSITION ZONE
HARRIS BRANCH WATERSHED
WALNUT CREEK WATERSHED
Basin 2C Wetland 1.0 Acres
Basin 2B Wetland 1.0 Acres
Basin 3A Wetlands 5 Acres Each
Basin 5A Wetland 0.2 Acres
Basin 5B Wetland 0.1 Acres
Basin 1B Wetland 1.3 Acres
Basin 1A Wetland 1.5 Acres
Basin 9A Wetland 4 Acres
Basin 9B Wetland 1.4 Acres
Basin 4B Wetland 0.1 Acres
Basin 4A Wetland 0.1 Acres
Basin 5B Wetland 0.4 Acres
SITE
VICINITY MAP
NORTH

3

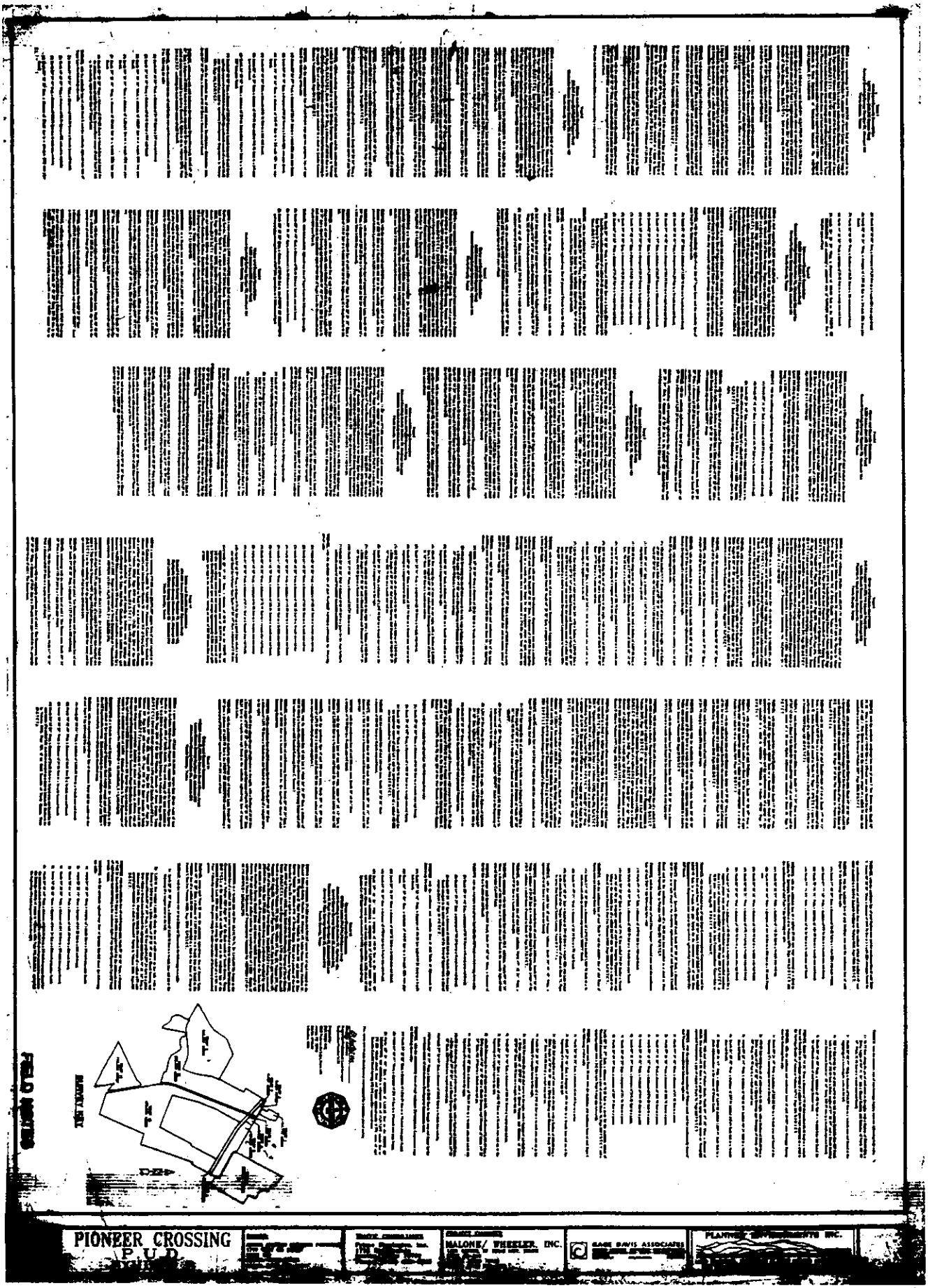


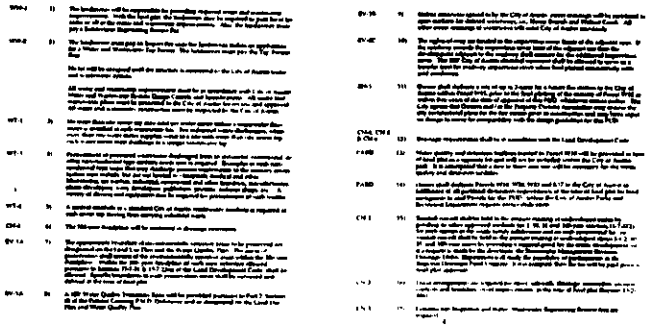
EXHIBIT "A"

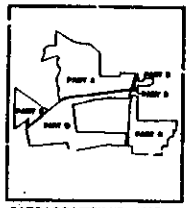
970410 I

PERMITTED USES TABLE

EXHIBIT D

TYPICAL NOTES





PART LOCATION KEY MAP

VICINITY MAP

PIONEER CROSSING

Residential & Business Community

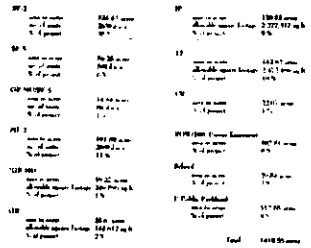
TOTAL ACREAGES BY PART

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
Total	1410.55 acres

SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

EXHIBIT C

LAND USE SUMMARY



ATTORNEY:

Jenkens & Gilchrist

600 CONGRESS AVE.
SUITE 2200
AUSTIN, TEXAS 78701
(512) 499-3800

WATER QUALITY ENGINEERS:

ENVIRONMENTAL CONSULTANTS:

LAND USE PLAN

PIONEER CROSSING P.U.D. EXHIBIT B

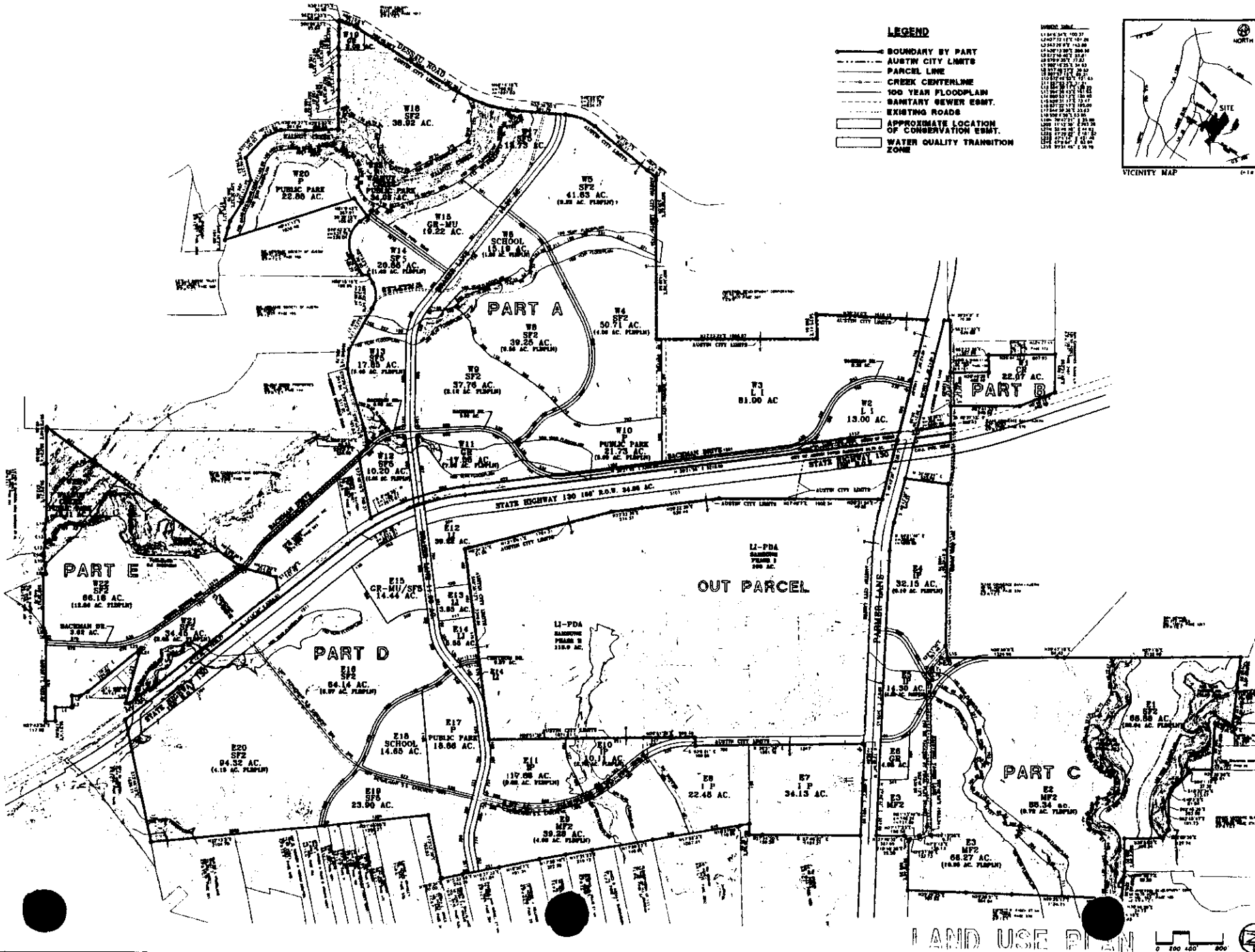
DATE: 3/12/97

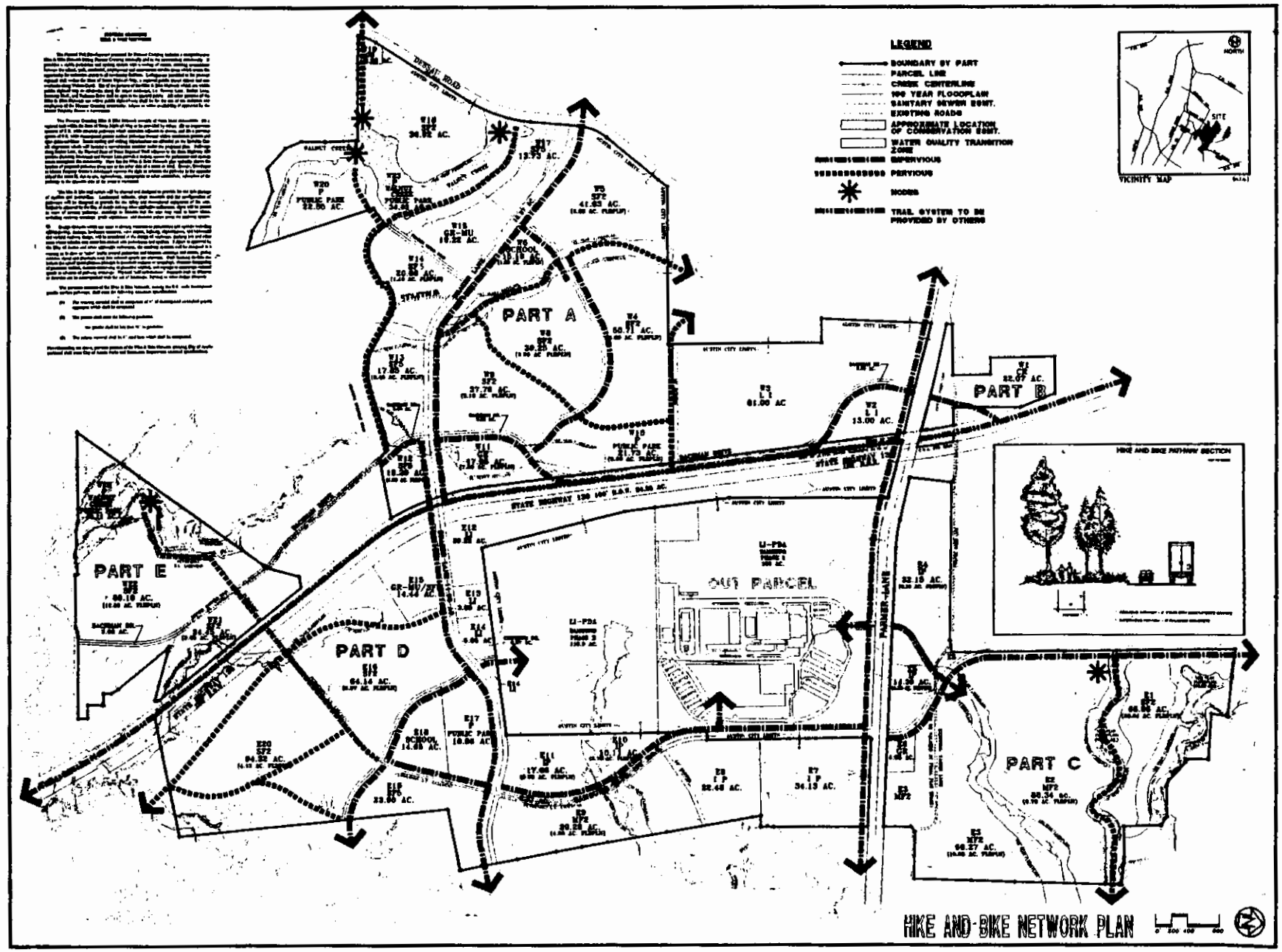
PLANNED ENVIRONMENTS INC.

OAKS DAVIS ASSOCIATES

MALONEY / WHEELER, INC.

TRAFFIC CONSULTANTS


LEGEND
BOUNDARY BY PART
AUSTIN CITY LIMITS
PARCEL LINE
CREEK CENTERLINE
100 YEAR FLOODPLAIN
SANITARY SEWER ESMT.
EXISTING ROADS
APPROXIMATE LOCATION OF CONSERVATION ESMT.
WATER QUALITY TRANSITION ZONE
VICINITY MAP
SITE
NORTH
PART A
PART B
PART C
PART D
PART E
OUT PARCEL
STATE HIGHWAY 130
BACKMAN DRIVE
PARMER LANE
DESSAU ROAD
LAND USE PLAN



PIONEER CROSSING
P.U.D.
EXHIBIT B

PLANNED ENVIRONMENTS INC.

SAGE DAVIS ASSOCIATES

MALONE/WHEELER, INC.

TRAFFIC CONSULTANTS

DATE: 2/12/97

SHEET 4 OF 4

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					
RESIDENTIAL										
Single Family-2										
W18	36.92	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.3	196.0
W22	66.18	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	3.4	225.3
W4	50.71	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	4.4	247.5
W5	41.83	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.3	224.5
W8	39.25	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	4.6	179.0
W9	37.76	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.0	189.5
W21	34.45	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.0	172.0
E1	68.86	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.5	414.0
E16	64.14	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.0	320.5
E20	94.32	25'	15'	10'	5'	5750 sq.ft.	35'	45 %	5.0	471.0
subtotal SF-2	534.42									
Single Family-5										
W12	10.20	*	*	*	*	*	35'	55 %	6.0	61.8
W13	17.85	*	*	*	*	*	35'	55 %	6.0	106.8
W14	20.66	*	*	*	*	*	35'	55%	4.7	98.0
W17	13.73	*	*	*	*	*	35'	55 %	6.8	94.2
E19	23.79	*	*	*	*	*	35'	55 %	6.0	142.8
Subtotal SF-5	86.23	*	*	*	*	*				
Subtotal Single Family	**620.65**									**3,142.9**
Multi-Family -2										
E2	86.34	25'	15'	10'	5'	8000 sq.ft.	40' or 3-sty (2)	60 %	16.0	1,280.0
E3	66.27	25'	15'	10'	5'	8000 sq.ft.	40' or 3-sty (2)	60 %	13.6	899.0
E9	39.28	25'	15'	10'	5'	8000 sq.ft.	40' or 3-sty (2)	60 %	16.1	630.4
Subtotal MF-2	191.89									2,809.4
Total Residential	**812.54**									**5,916.3**
Mixed Use										
GR-MU/SF-5 Community/Comm.										
W15	19.22	*	*	*	*	*	45'	80%	0.348/or 5.7 du/ac	196,020/or 110 du's
E15	14.44	*	*	*	*	*	45'	55%	6.0/or .13 FAR	86.4 du/or 80,000 sq.ft.
Subtotal Mixed Use	33.66									

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	32.15	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									
Samsung Blvd. R.O.W.	06.57									
MoKan R.O.W.	34.55									
Subtotal R.O.W.	78.02									
100' Power Easement	24.79							50%		
Subtotal Easement	24.79									

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					
SCHOOL										
W6	15.19						60'	50%		
E18	14.65						60'	50%		
Subtotal School	29.84									
PARKS										
W20	22.85							25%		
W23 Walnut Creek	49.14							25%		
W10	21.73							25%		
E17	18.86							25%		
Subtotal Parks	112.58									
TOTAL PUBLIC	**245.23**									
TOTAL ACRES IN PLAN	**1410.55**									

Pioneer Crossing Development Criteria Typical Notes

1. Notwithstanding anything herein to the contrary, no three story multifamily structures shall be permitted within 100 ft. of property within this Planned Unit Development which is used or zoned SF-2.
* 2. It is intended that the SF-5 parcels be developed with attached townhouse or "rowhouse" type units with varying front, rear and side yard setbacks and varying lot sizes. Accordingly, the following setback and minimum lot size provisions apply for SF-5 development: minimum front yard setback: 5 ft.; minimum street side yard setback: 5 ft.; minimum rear yard setback: 0 ft.; minimum interior side yard setback: 0 ft.; minimum lot width: 24 ft.; and minimum lot size 2500 sq.ft. The GR-MU portions of parcels W15 and E15 shall have the following setback and minumum lot size provisions: 0 ft.; minimum lot width: 24 ft.; and minimum lot size 2500 sq.ft.

Draft Dated
03/24/97

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EXHIBIT D

PERMITTED USES TABLE

The entirety of the Pioneer Crossing "PUD" Land Use Plan has been divided into Parcels, which are identified with a letter and a number, for example Parcel W15, or Parcel E7. Most of the Parcels are further identified on the Land Use Map using a familiar City of Austin zoning designation such as SF-2, MF-2, IP, and LI. In each case, the permitted uses in the base zoning district as set out in Chapter 13-2 of the Austin City Code, as it existed on the date of this document, are intended to be the permitted uses for that Parcel within the Pioneer Crossing PUD Land Use Plan, with certain additions or exclusions as detailed below:

PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
W1	CR	None	Vehicle storage, scrap and salvage and resource extraction
W2	LI	None	Vehicle storage, scrap and salvage and resource extraction
W3	LI	None	Vehicle storage, scrap and salvage and resource extraction
W4	SF-2	None	None
W5	SF-2	None	None
W6	School	None	None
W8	SF-2	None	None
W9	SF-2	None	None
W10	P - Public Park	None	None

data/900/919-table.001

970410 I

PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
W11	GR	Transportation Terminal	Vehicle storage, scrap and salvage and resource extraction
W12	SF-5	None	None
W13	SF-5	None	None
W14	SF-5	None	None
W15	GR/MU	All residential uses as defined in Section 13-2-2, Community Recreation (private), Community Recreation (public); Agricultural Sales and Services; Postal Facilities and Farmer's Market[1]; Fire Station	Vehicle storage, scrap and salvage and resource extraction
W17	SF-5	None	None
W18	SF-2	None	None
W19	GR	None	Vehicle storage, scrap and salvage and resource extraction
W20	P - Public Park	None	Athletic fields and courts while Pioneer Farm continues to operate in its present location.
W21	SF-2	None	None
W22	SF-2	None	None
W23	P - Public Park	None	None
E1	SF-2	Outdoor sports and recreation	None
E2	MF-2	Outdoor sports and recreation	None
E3	MF-2	Outdoor sports and recreation	None

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PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
E4	IP	None	Vehicle storage, scrap and salvage and resource extraction
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

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PARCEL NO.	BASE DISTRICT	ADDITIONAL PERMITTED USES	EXCLUDED USES
E13	LI	None	Vehicle storage, scrap and salvage and resource extraction
E14	LI	None	Vehicle storage, scrap and salvage and resource extraction
E15	GR/SF-5/MU	General Retail Sales (convenience), General Retail Sales (general),Community Recreation (private), Community Recreation (public), Agricultural Sales and Services, Day Care Services (Limited), Day Care Services (General), and Day Care Services (Commercial), Farmer's Market[1]	None
E16	SF-2	None	None
E17	P - Public Park	None	None
E18	School	None	None
E19	SF-5	None	None
E20	SF-2	None	None

1. The use "Farmer's Market" is 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 an area for the exhibition and/or sale of farm produce, arts and crafts, and other similar products.

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EXHIBIT E

1997 CITY OF AUSTIN TABLE OF USES AUTHORIZED IN BASE DISTRICTS

Attached is Section 13-2-221 of the Code which comprises the uses authorized by the City of Austin in all base districts as of the date of the Ordinance. Reference should also be made to the Permitted Uses Table in Exhibit D for uses specifically added or excluded for a particular Parcel.

§ 13-2-221: USES AUTHORIZED IN RESIDENTIAL BASE DISTRICTS

LA	LAKE AUSTIN RESIDENCE	SF-6	TOWNHOUSE AND CONDOMINIUM RESIDENCE
RR	RURAL RESIDENCE	MF-1	MULTIFAMILY RESIDENCE (LIMITED DENSITY)
SF-1	SINGLE-FAMILY RESIDENCE (LARGE LOT)	MF-2	MULTIFAMILY RESIDENCE (LOW DENSITY)
SF-2	SINGLE-FAMILY RESIDENCE (STANDARD LOT)	MF-3	MULTIFAMILY RESIDENCE (MEDIUM DENSITY)
SF-3	FAMILY RESIDENCE	MF-4	MULTIFAMILY RESIDENCE (MODERATE HIGH DENSITY)
SF-4	SF-4A SINGLE-FAMILY RESIDENCE (SMALL LOT) and	MF-5	MULTIFAMILY RESIDENCE (HIGH DENSITY)
	SF-4B SINGLE-FAMILY RESIDENCE (CONDOMINIUM SITE)	MF-6	MULTIFAMILY RESIDENCE (HIGHEST DENSITY)
SF-5	URBAN FAMILY RESIDENCE	MH	MOBILE HOME RESIDENCE

Residential Uses	*LA*	*RR*	*SF-1*	*SF-2*	*SF-3*	*SF-4*	*SF-5*	*SF-6*	*MF-1*	*MF-2*	*MF-3*	*MF-4*	*MF-5*	*MF-6*	*MH*
Condominium Residential	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-
Duplex Residential	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-
Group Residential	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-
Lodginghouse Residential	P	P	P	P	P	-	-	-	P	P	P	P	P	P	-
Mobile Home Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P
Multifamily Residential	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-
Retirement Housing (Small Site)	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-
Retirement Housing (Large Site)	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-
Single-Family Attached Residential	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-
Single-Family Residential	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-
Small Lot Single-Family Residential	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Townhouse Residential	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-
Two-Family Residential	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-
Commercial Uses	*LA*	*RR*	*SF-1*	*SF-2*	*SF-3*	*SF-4*	*SF-5*	*SF-6*	*MF-1*	*MF-2*	*MF-3*	*MF-4*	*MF-5*	*MF-6*	*MH*
Kennels	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Uses Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Stables	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
All Other Commercial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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§ 13-2-221: USES AUTHORIZED IN RESIDENTIAL BASE DISTRICTS

(Continued)

Industrial Uses	*LA*	*RR*	*SF-1*	*SF-2*	*SF-3*	*SF-4*	*SF-5*	*SF-6*	*MF-1*	*MF-2*	*MF-3*	*MF-4*	*MF-5*	*MF-6*	*MH*
All Industrial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Uses	*LA*	*RR*	*SF-1*	*SF-2*	*SF-3*	*SF-4*	*SF-5*	*SF-6*	*MF-1*	*MF-2*	*MF-3*	*MF-4*	*MF-5*	*MF-6*	*MH*
All Agricultural Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Civic Uses	*LA*	*RR*	*SF-1*	*SF-2*	*SF-3*	*SF-4*	*SF-5*	*SF-6*	*MF-1*	*MF-2*	*MF-3*	*MF-4*	*MF-5*	*MF-6*	*MH*
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Congregate Living	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C
Convalescent Services	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care Services (General)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I (General)	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P
Group Home, Class II										C	C	C	C	C	C

§ 13-2-221: USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS

NO	NEIGHBORHOOD OFFICE	L	LAKE COMMERCIAL
LO	LIMITED OFFICE	CBD	CENTRAL BUSINESS DISTRICT
GO	GENERAL OFFICE	DMU	DOWNTOWN MIXED USE
CR	COMMERCIAL RECREATION	W/LO	WAREHOUSE/LIMITED OFFICE
LR	NEIGHBORHOOD COMMERCIAL	CS	GENERAL COMMERCIAL SERVICES
GR	COMMUNITY COMMERCIAL	CS-1	COMMERCIAL LIQUOR SALES
		CH	COMMERCIAL HIGHWAY SERVICES

Residential Uses	*NO*	*LO*	*GO*	*CR*	*LR*	*GR*	*L*	*CBD*	*DMU*	*W/LO*	*CS*	*CS-1*	*CH*
Condominium Residential	–	–	–	–	–	–	C	P	P	–	–	–	P
Duplex Residential	-	-	-	-	-	-	-	P	P	-	-	-	-
Group Residential	–	–	–	–	–	–	C	P	P	–	–	–	P
Lodginghouse Residential	P	P	P	P	P	P	C	P	P	P	–	–	–
Multifamily Residential	–	–	–	–	–	–	C	P	P	–	–	–	P
Single-Family Residential	-	-	-	-	-	-	-	P	P	-	-	-	-
Townhouse Residential	–	–	–	–	–	–	C	P	P	–	–	–	P
All Other Residential Uses	–	–	–	–	–	–	–	–	–	–	–	–	–
Commercial Uses	*NO*	*LO*	*GO*	*CR*	*LR*	*GR*	*L*	*CBD*	*DMU*	*W/LO*	*CS*	*CS-1*	*CH*
Administrative and Business Offices	P	P	P	–	P	P	C	P	P	P	P	P	P
Agricultural Sales and Services	–	–	–	–	–	–	–	–	–	–	P	P	P
Art and Craft Studio (Limited)	–	P	P	C	P	P	C	P	P	P	P	P	P
Art and Craft Studio (General)	–	–	–	C	–	–	–	P	P	P	P	P	P
Art and Craft Studio (Industrial)	–	–	–	–	–	–	–	–	–	C	–	–	–
Automotive Rentals	–	–	–	–	–	P	C	C	C	–	P	P	P
Automotive Repair Services	–	–	–	–	–	P	C	C	C	–	P	P	P
Automotive Sales	–	–	–	–	–	P	C	C	C	–	P	P	P
Automotive Washing [of Any Type]	–	–	–	–	–	P	C	C	C	–	P	P	P
Building Maintenance Services	–	–	–	–	–	–	–	–	–	P	P	P	P

§ 13-2-221: USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS
(Continued)

Commercial Uses	*NO*	*LO*	*GO*	*CR*	*LR*	*GR*	*L*	*CBD*	*DMU*	*W/LO*	*CS*	*CS-1*	*CH*
Hotel-Motel	-	-	-	C	-	P	C	P	P	-	P	P	P
Indoor Entertainment	-	-	-	C	-	P	C	P	P	-	P	P	P
Indoor Sports and Recreation	-	-	-	C	-	P	C	P	P	-	P	P	P
Kennels	-	-	-	-	-	-	-	-	-	-	P	P	P
Laundry Services	-	-	-	-	-	-	C	P	P	-	P	P	P
Liquor Sales	–	–	–	–	–	–	–	P	P	–	–	P	P
Marina	–	–	–	P	–	–	–	–	–	–	–	–	–
Medical Offices	–	P	P	–	–	P	C	P	P	–	P	P	P
Monument Retail Sales	–	–	–	–	–	–	–	–	–	–	P	–	–
Off-Site Accessory Parking	–	–	P	–	P	P	C	C	C	–	P	P	P
Outdoor Entertainment	–	–	–	C	–	C	C	C	C	–	C	C	C
Outdoor Sports and Recreation	–	–	–	P	–	P	C	P	P	–	P	P	P
Pawn Shop Services	–	–	–	–	–	P	–	P	P	–	P	P	P
Personal Improvement Services	–	–	–	–	–	P	C	P	P	–	P	P	P
Personal Services	–	–	P	–	P	P	C	P	P	–	P	P	P
Pet Services	–	–	–	–	P	P	C	–	P	–	P	P	P
Professional Office	P	P	P	–	P	P	C	P	P	–	P	P	P
Recreational Equipment Maintenance and Storage	–	–	–	P	–	–	–	–	–	–	–	–	–
Recreational Equipment Sales	–	–	–	P	–	–	–	–	–	–	–	–	–
Research Services	–	–	–	–	–	P	C	P	P	–	P	P	P
Restaurant (Drive–In, Fast Food)	–	–	–	C	C	P	C	P	P	–	P	P	P
Restaurant (Limited)	–	–	C	–	P	P	C	P	P	–	P	P	P
Restaurant (General)	–	–	–	C	–	P	C	P	P	–	P	P	P

§ 13-2-221: USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS
(Continued)

Civic Uses	*NO*	*LO*	*GO*	*CR*	*LR*	*GR*	*L*	*CBD*	*DMU*	*W/LO*	*CS*	*CS-1*	*CH*
Cultural Services	-	P	P	P	P	P	C	P	P	P	P	P	P
Day Care Services (Limited)	P	P	P	-	P	P	C	P	P	P	P	P	P
Day Care Services (General)	P	P	P	-	P	P	C	P	P	P	P	P	P
Day Care Services (Commercial)	P	P	P	C	P	P	C	P	P	P	P	P	P
Family Home	P	P	P	-	P	P	C	P	P	-	P	P	P
Group Home, Class I (Limited)	P	P	P	-	P	P	C	P	P	-	P	P	P
Group Home, Class I (General)	P	P	P	-	P	P	C	P	P	-	P	P	P
Group Home, Class II	C	C	P	-	C	P	C	P	P	-	P	P	P
Guidance Services	-	-	P	-	P	P	C	P	P	-	P	P	P
Hospital Services (Limited)	-	C	P	C	C	P	C	P	P	-	P	P	P
Hospital Services (General)	-	-	C	-	-	C	C	C	C	-	C	C	C
Local Utility Services	P	P	P	C	P	P	C	P	P	P	P	P	P
Maintenance and Service Facilities	–	–	–	–	–	–	–	C	C	–	P	P	P
Off-Site Accessory Parking	–	-	P	–	P	P	C	-	-	-	P	P	P
Private Primary Educational Facilities	P	P	P	C	P	P	C	P	P	P	P	P	P
Private Secondary Educational Facilities	C	C	P	C	P	P	C	P	P	C	P	P	P
Public Primary Educational Facilities	P	P	P	C	P	P	C	P	P	P	P	P	P
Public Secondary Educational Facilities	P	P	P	C	P	P	C	P	P	C	P	P	P
Residential Treatment	C	C	C	–	C	P	C	P	P	–	P	P	P
Religious Assembly	P	P	P	C	P	P	C	P	P	P	P	P	P
Safety Services	P	P	P	–	P	P	C	P	P	P	P	P	P

§ 13-2-221: USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS

INDUSTRIAL DISTRICT

IP	INDUSTRIAL PARK
LI	LIMITED INDUSTRIAL SERVICES
MI	MAJOR INDUSTRY
R&D	RESEARCH AND DEVELOPMENT

SPECIAL PURPOSE DISTRICTS

DR	DEVELOPMENT RESERVE
AG	AGRICULTURAL
AV	AVIATION SERVICES
PUD	PLANNED UNIT DEVELOPMENT
P	PUBLIC

Residential Uses	*IP*	*MI*	*LI*	*R&D*		*DR*	*AV*	*AG*	*PUD*	*P*
Single-Family Residential	–	–	–	*		P	–	C	+	++
All Other Residential Uses	–	–	–	*		–	–	–	+	++
Commercial Uses	*IP*	*MI*	*LI*	*R&D*		*DR*	*AV*	*AG*	*PUD*	*P*
Administrative and Business Offices	P	P	P	*		–	**	–	+	++
Agricultural Sales and Services	P	P	P	*		–	–	–	+	++
Art and Craft Studio (Limited)	P	P	P	*		–	–	–	+	++
Art and Craft Studio (General)	P	P	P	*		–	–	–	+	++
Art and Craft Studio (Industrial)	P	P	P	*		–	–	–	+	++
Automotive Rentals	P	P	P	*		–	**	–	+	++
Automotive Repair Services	P	P	P	*		–	**	–	+	++
Automotive Sales	P	P	P	*		–	–	–	+	++
Automotive Washing [of Any Type]	–	P	P	*		–	**	–	+	++
Building Maintenance Services	P	P	P	*		–	–	–	+	++
Business or Trade School	P	P	P	*		–	–	–	+	++
Business Support Services	P	P	P	*		–	–	–	+	++

* Refer to § 13-2-225 ** Refer to § 13-2-226 + Refer to § 13-2-231 ++ Refer or subject to § 13-2-227

§ 13-2-221: USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS

(Continued)

Commercial Uses	*IP*	*MI*	*LI*	*R&D*		*DR*	*AV*	*AG*	*PUD*	*P*
Liquor Sales	–	–	–	*		–	**	–	+	++
Marina	–	–	–	*		–	–	–	+	++
Medical Offices	P	P	P	*		–	**	–	+	++
Monument Retail Sales	–	P	P	*		–	–	–	+	++
Off-Site Accessory Parking	P	P	P	*		–	**	–	+	++
Outdoor Entertainment	C	C	C	*		–	**	–	+	++
Outdoor Sports and Recreation	P	P	P	*		–	**	–	+	++
Pawn Shop Services	–	–	–	*		–	**	–	+	++
Personal Improvement Services	–	P	P	*		–	**	–	+	++
Personal Services	P	P	P	*		–	**	–	+	++
Pet Services	–	–	–	*		–	**	–	+	++
Professional Office	P	P	P	*		–	**	–	+	++
Recreational Equipment Maintenance and Storage	–	–	–	*		–	–	–	+	++
Recreational Equipment Sales	–	–	–	*		–	–	–	+	++
Research Assembly Services	–	–	–	*		–	–	–	+	++
Research Services	P	P	P	*		–	–	–	+	++
Research Testing Services	–	–	–	*		–	–	–	+	++
Research Warehousing Services	–	–	–	*		–	–	–	+	++
Restaurant (Drive-In, Fast Food)	P	P	P	*		–	**	–	+	++
Restaurant (Limited)	P	P	P	*		–	**	–	+	++
Restaurant (General)	P	P	P	*		–	**	–	+	++
Scrap and Salvage	–	C	C	*		–	–	–	+	++
Service Station	P	P	P	*		-	**	-	+	++

* Refer to § 13-2-225 ** Refer to § 13-2-226 + Refer to § 13-2-231 ++ Refer or subject to § 13-2-227

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PO#: 970410I

Ad ID#: 4LNU00400

Acct #: 4992499

Acct. Name: City Clerk

Austin American-Statesman

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis, State of Texas, on this day personally appeared:

Jeneen Swail

Classified Advertising Agent of the *Austin American-Statesman*, a daily newspaper published in said County and State that is generally circulated in Travis, Hays, Burnet and Williamson Counties, who being duly sworn by me, states that the attached advertisement was published in said newspaper on the following dates, to wit:

Date (s): April 23, 1997

Class: 9980 Lines: 17 Cost: $44.54

and that the attached is a true copy of said advertisement.

Jeneen Swail

SWORN AND SUBSCRIBED TO BEFORE ME, this the 23rd day of Apr, 1997.

Sharon Janak

Notary Public in and for
TRAVIS COUNTY, TEXAS

SHARON JANAK
NOTARY PUBLIC
State of Texas
Comm. Exp. 11-10-99

Attachment F

ORDINANCE NO. 20050512-058

AN ORDINANCE AMENDING ORDINANCE N0. 970410-I TO INCREASE BY APPROXIMATELY 138 ACRES THE BOUNDARIES OF THE PROJECT KNOWN AS PIONEER CROSSING PLANNED UNIT DEVELOPMENT PROJECT, AND REZONING THE 138 ACRES FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; TO MODIFY THE LAND USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED GENERALLY IN THE VICINITY OF PARMER LANE SOUTH OF GREGG LANE, EAST OF DESSAU ROAD, WEST AND NORTH OF CAMERON ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Pioneer Crossing planned unit development is comprised of approximately 1,410 acres of land located generally in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, and west and north of Cameron Road and more particularly described by metes and bounds in the Land Use Plan incorporated into Ordinance No. 970410-I.

PART 2. Pioneer Crossing planned unit development was approved April 10, 1997 under Ordinance No. 970410-I.

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property described by metes and bounds in Ordinance No. 970410-I as approximately 1,410 acres of land, and to change the base district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-96-0003, as follows:

> A 138.669 acre tract of land, more or less, consisting of a 75.39 acre tract and a 63.279 acre tract out of the Mariquita Castro Survey No. 50, Abstract 160 in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

the 1,548 acres being generally known as the Pioneer Crossing planned unit development, ("Pioneer Crossing PUD") locally known as the property located in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, in the

City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 4. This ordinance, together with the attached Exhibits A through F, shall constitute the land use plan for the Pioneer Crossing planned unit development district ("PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in the ordinance and the Pioneer Crossing planned unit development land use plan (the "PUD land use plan") on record at the Neighborhood Planning and Zoning Department in File No. C814-96-0003. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the Pioneer Crossing PUD.

PART 5. Certain Terms Defined.

Area C means a 138.67 acre tract of land, more or less, described by metes and bounds and on the zoning map attached as Exhibit A.

Area B means a 332.72 acre tract of land, more or less, described by metes and bounds and on the zoning map attached as Exhibit A, less Area C.

Area A means a 1,410 acre tract of land, more or less, described by metes and bounds as Exhibit A of Ordinance No. 970410-I, less Area B.

PART 6. The attached exhibits on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-96-0003 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibits B, C, and D of Ordinance No. 970410–I are amended as shown on Exhibits B, C, and D, respectively, of this ordinance. The attached exhibits are as follows:

Exhibit A: Description of Area B (the additional 138.67 acres), Area C, and the zoning map showing Areas A, B, and C
Exhibit B: Amended Pioneer Crossing PUD land use plan
Exhibit B-1: Land Use Plan for Areas B & C
Exhibit C: Site Development Criteria and Land Use Summery (see Exhibit B)
Exhibit C-1: Site Development Criteria and Land Use Summery for Areas B& C
Exhibit C-2: Additional Site Development Regulations Applicable to Mixed Development Residential (a) and (b)
Exhibit D: Permitted Uses Table (see Exhibit B)
Exhibit D-1: Permitted Uses Table for Areas B & C

Exhibit E: Special Permitted Uses
Exhibit F: Hike and Bike Trail Plan for Areas B & C

PART 7. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations)* of the City Code, the following regulations apply to the PUD instead of otherwise applicable City regulations.

(A) The following regulations apply to Areas A, B, and C.

1. Green Building. All residential development shall comply with Austin Energy Green Building Program (GBP) for a minimum one-star rating. All commercial development shall comply with the GBP for a minimum one-star rating, or, shall be designed and built according to the US Green Building Council's Leadership in Energy and Environmental Design ("LEED™") Green Building Rating System, Certified Level. Certification from either the GBP or the LEED™ shall be met as specified by the version of the rating system current at the time of design.

2. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.

3. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.

(B) The following regulations apply to Area C.

In accordance with the Austin Metropolitan Area Transportation Plan (AMATP) dedication of 114 feet of right-of-way for Gregg/Howard Lane must be completed at the earlier of the following:

1. Notification from the City of Austin or Travis County that final alignment design and right-of-way maps for Gregg/Howard Lane are complete and a legal description of the right-of-way is available; or

2. At the time of final plat for the property abutting the right-of-way.

(C) The following regulations apply to Areas B and C.

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a turfgrass management plan for a golf course shall be submitted to the Watershed Protection and Development Review Department for review and approval.

2. Appendix A *(Off Street Parking and Loading Requirement)* of Chapter 25-6 of the City Code is modified to provide a five percent reduction in the parking requirement if an applicant for a non-residential use provides shower facilities. The parking requirement may not be reduced more than 15 spaces.

3. Ten foot reduction setback.

(a) For a single family residence with frontage on a street other than an arterial or collector street and with a garage at least 10 feet behind the building line of the residence, a 10 foot reduction in the minimum front setback is allowed. For a garage that faces the lot front yard, the width of the garage may not exceed 50 percent of the width of the front façade of the principal residence.

(b) If a garage does not face the lot front yard it may be located seven feet behind the building line and qualify for the 10 foot reduction.

4. This section applies to multifamily development. Appendix A, Part 2 *(Bicycles)* of Chapter 25-6 of the Code is modified to require a minimum bicycle parking requirement of five percent of required motor vehicle spaces. Fifty percent must be covered bicycle parking.

5. Appendix A, Schedule M *(Bicycle Facility Type Requirement)* of Chapter 25-6 of the City Code is modified to provide that bicycle facility type requirement for Category B and C is Type III.

6. The following applies to Property that has an open waterway with an upstream drainage area between 64 acres and 320 acres:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to golf cart trails, and one roadway crossings, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(D) The following applies to Parcels RA 3, 4, 5, 9, 10, 11, 12, 14, and 15 in Areas B and C.

Prior to the approval of a development application for a subdivision or site plan in a mixed development residential parcel, a land plan for the entire parcel must be submitted that identifies the areas that are:

1. platted and developed with land uses,
2. platted and undeveloped with proposed land uses, and
3. unplatted and undeveloped with proposed land uses.

The land plan must contain a site development table showing the acreage and proposed square footage for the areas under numbers 1, 2, and 3.

PART 8. This ordinance takes effect on May 23, 2005.

PASSED AND APPROVED

May 12, 2005 § Will Wynn
Mayor

APPROVED: David Allan Smith
City Attorney

ATTEST: Yvonne Sanchez for Shirley A. Brown
City Clerk

Exhibit A (part 1 of 2)

AREA C

BEING 63 279 acres of land out of the Mariguita Castro Survey in Travis County, Texas, and being all of that certain (63 305 Acre) tract conveyed to Connie Lorraine Sladek by deed recorded in Volume 10530, Page 671 of the Real Property Records of Travis County, Texas, and being more particularly described by metes and bounds as follows.

BEGINNING at a 1/2 inch iron pipe found in the south right-of-way line of Gregg Lane at the Northwest corner of that certain (63.305 Acre) tract conveyed to Connie Lorraine Sladek by deed recorded in Volume 10530, page 671 of the Real Property Records of Travis County, Texas, and being at the Northeast corner of that certain (10 Acre) tract of land conveyed to Citation Securities Corporation by deed recorded in Volume 12392, Page 1747 of the Real Property Records of Travis County, Texas, and being the Northwest corner and PLACE OF BEGINNING of the herein described tract of land,

THENCE with the south right-of-way line of Gregg Lane, the following three (3) courses

1) South 59 degrees 37 minutes 00 seconds East, 353 09 feet to a 1/2 inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors";

2) South 60 degrees 12 minutes 00 seconds East, 400 19 feet to a 1/2 inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors",

3) South 60 degrees 06 minutes 00 seconds East, 539.44 feet to a 1/2 inch iron rod set with plastic cap marked "Carson and Bush Professional Surveyors" at the Northeast corner of said Sladek (63.305 Acre) tract and being the Northeast corner of this tract;

THENCE with the east line of said Sladek (63 305 Acre) tract, the following four (4) courses

1) South 30 degrees 32 minutes 24 seconds West, 1726 99 feet to a 3/8 inch iron rod found;

2) North 67 degrees 02 minutes 46 seconds West, 63 80 feet to a 1/2 inch iron rod found;

3) South 30 degrees 19 minutes 48 seconds West, 283 43 feet to a 60 D nail found in a 24 inch elm tree,

4) South 30 degrees 10 minutes 05 seconds West, 540.98 feet to a 1/2 inch iron rod found at the Southeast corner of said Sladek (63.305 Acre) tract, and being a point in the north line of that certain (208 215 Acre) "Tract 2" conveyed to Art Collection, Inc. by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas, and being the Southeast corner of this tract;

THENCE with the north line of said Art Collection, Inc "Tract 2" and the south

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and official seal on 11/7/02
Dana DeBeauvoir, County Clerk
By Deputy
LAURA FERGUSON

cb

Exhibit A (Continued)

line of said Sladek (63.305 Acre) tract, the following six (6) courses:

1) North 60 degrees 08 minutes 24 seconds West, 388 88 feet to a 1/2 inch iron pipe found,

2) North 29 degrees 03 minutes 15 seconds East at 464 24 feet pass a 60 D nail found and continuing on the same course 71.48 feet more, for a total of 535 72 feet, to a 1/2 inch iron rod found,

3) North 59 degrees 53 minutes 00 seconds West at 206.56 feet pass a 60 D nail found and continuing on the same course 283.52 feet more, for a total distance of 490.08 feet, to a 60 D nail found;

4) North 37 degrees 08 minutes 24 seconds West, 81.95 feet to a 1/2 inch iron pipe found;

5) North 15 degrees 37 minutes 54 seconds West, 313 54 feet to a 1 inch iron pipe found,

6) North 81 degrees 01 minute 07 seconds West, 37.23 feet to a 1 inch iron pipe found at the most westerly corner of said Sladek (63 305 Acre) tract, and being an angle point of said Art Collection, Inc "Tract 2", and being the most westerly corner of this tract,

THENCE with the west line of said Sladek (63 305 Acre) tract, the following two (2) courses:

1) North 31 degrees 22 minutes 25 seconds East, 285.44 feet to a 1/2 inch iron pipe found at the most northeasterly corner of said Art Collection, Inc. tract, and being the southeast corner of said Citation Securities tract,

2) North 30 degrees 12 minutes 31 seconds East, 1500.39 feet to the PLACE OF BEGINNING and CONTAINING 63.279 Acres of land

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 11/7/02

Dana DeBeauvoir, County Clerk
By Deputy

LAURA FERGUSON

EXHIBIT "A" (part 2 of 2)

AREA C

Metes and Bounds Description
75.39 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 75.39 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas being all of a 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Deed Records of Travis County, Texas (D.R.T.C.T.), all of a called 1053 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 5604, Page 1808, D.R.TCT. and all of a called 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, Real Property Records of Travis County, Texas, (R.P.R.T.C.T) Said 75.39 acre tract being more particularly described by metes and bounds as follows with all bearings referenced to the Texas State Plain Coordinate System, Central Zone;

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set at the southwest corner of the Jack Martin subdivision, as recorded in Volume 56, Page 28, Plat Records of Travis County, Texas (P.R.T.C.T.), being the northwest corner of said 9 03 acre tract, being on the northeasterly line of a called 63.279 acre tract of land described in a deed to American Realty Trust Inc., recorded in Document Number 2000071860, (R.P.R.T C T.) and being the most southerly northwest corner of the herein described tract;

THENCE, along the line common to said 9.03 acre tract and said Jack Martin subdivision, the following two (2) calls.

1. South 63°20'52" East, a distance of 208.75 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set at the southeast corner of said Jack Martin Subdivision, for an interior corer hereof;

2. North 27°40'06" East, at a distance of 203.70 pass a 1/2 inch iron rod found at the northeast corner of said Jack Martin subdivision, continuing for a total distance of 208.70 feet to a 1/4 inch iron rod with plastic cap stamped "Survcon Inc." set in the south line of Gregg Lane (50 foot wide) for the most northerly northwest corner of this tract;

THENCE, South 62°56'10" East, along said south line of Gregg Lane, a distance of 1028.97 feet, to a 1/4 inch iron pipe found for the northwest corner of a called 1.00 acre tract referred to in Volume 9831, Page 167, R.P.R.T.C.T for the most northerly northeast corner of the herein described tract from said point a 1/4 inch iron pipe found for the northeast corner of said 1.00 acre tract bears, South 63°02'34" East, a distance of 104.81 feet;

THENCE, leaving said south line of Gregg Lane and along the easterly line of said 56.28 acre tract,

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 11/17/02

Dana DeBeauvoir, County Clerk
By Deputy

the following five (5) calls:

1 South 30°45'38" West, a distance of 418.89 feet to a 3/4 inch iron pipe found for the southwest corner of said 1.00 acre tract and being an inside corner hereof;

2. South 62°57'35" East, along a line of chain link fencing marking the south line of said 1.00 acre tract, a distance of 104.07 feet to a 3/4 inch iron pipe found for the southeast corner of said 1.00 acre tract being the most southerly northeast corner hereof, and being in the west line of a called 7 88 acre tract as recorded in Volume 5336, Page 1987, (D.R.T.C.T.);

3. South 30°55'54" West, a distance of 1166.85 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc " set for an angle point in the westerly line of a called 5 00 acre tract as recorded in Volume 9064, Page 270, R P R.T.C.T.;

4 South 31°23'00" West, a distance of 346.37 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point in the westerly line of a called 36.45 acre tract as recorded in Volume 9064, Page 276, R.P.R.T C T.;

5. South 30°29'09" West, a distance of 842.68 feet to a 1/2 inch iron pipe found for the southeast corner of said 56.28 acre tract being in the north line of a called 47.720 acre tract as recorded in Volume 12512, Page 2266, R.P.R T C.T., and being the southwest corner of said 36.45 acre tract from said point a 1 inch iron pipe found in the south line of said 36 45 acre tract, bears South 49°13'51" East, a distance of 150.67 feet;

THENCE, along the south line of said 56.28 acre tract, the following six (6) courses:

1. North 42°46'13" West, at a distance of 234.49 feet pass a 3/4 inch iron pipe found for the northwest corner of the said 47.720 acre tract, same being the northeast corner of a called 40.00 acre tract as recorded in Volume 2270, Page 378, R.P.R T.C.T. in all a total distance of 541.81 feet to a ¼ inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

2. North 42°15'21" West, a distance of 14.37 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

3. North 13°49'09" West, a distance of 39.09 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

4. North 72°46'14" West, a distance of 166.36 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

5 North 61°36'12" West, a distance of 69.02 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 11/7/02
LAURA FERGUSON

6. North 80°28'22" West, a distance of 125.23 feet to North 80°28'22" West, a distance of 125.23 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc " set for an angle point, from said point a 1/4 inch iron rod found in the west line of said 40.00 acre tract, and being in the east line of a called 208.215 acre tract as recorded in Volume 13270, Page 1369, R P.R.T.C.T.;

THENCE, continuing along said south line of the 56.28 acre tract, the following three (3) courses.

1 North 34°49'45' East, a distance of 10.03 feet to a 1/2 inch iron rod with plastic cap stamped "Survcon Inc." set for an angle point;

2. North 54°45'51" West, a distance of 278.36 feet to a 1/2 inch iron rod found for an angle point;

3. North 57°40'38" West, a distance of 69.52 feet to a 1/2 inch iron rod found for the southeast corner of said 63.279 acre tract, being the southwest corner hereof;

THENCE, along the line common to said 63.279 acre tract, said 56.28 acre tract and said 9 03 acre, the following four (4) courses:

1. North 27°18'36" East, a distance of 541.08 feet to a 1/2 inch iron rod stamped "SURVCON, INC." set for an angle point;

2. North 27°25'03" East, a distance of 282.93 feet to a 1/2 inch iron rod found for an exterior corner hereof;

3. South 70°10'10" East, a distance of 63.74 feet to a 1/4 inch iron rod found for an interior corner of said 9.03 acre tract;

4. North 27°37'24" East, a distance of 1518.66 feet to the **POINT OF BEGINNING** and containing a computed area of 75.39 acres of land.

I, Dana DeBeauvoir, County Clerk, Travis County, Texas, do hereby certify that this is a true and correct copy as same appears of record in my office. Witness my hand and seal of office on 11/7/02

Dana DeBeauvoir, County Clerk

By Deputy

LAURA FERGUSON

EXHIBIT A (part 1 of 4)

Tract One - AREA B
Metes and Bounds Description
295.66 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 295.66 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being all of the land described as Tract 2 and a portion of the land described as Tract 3 both 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 Tract One also being all of a called 63.279 acre tract of land described in a deed to American Realty Trust Inc., recorded in Document Number 2000071860, R.P.R.T.C.T., a portion of a called 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Travis County Deed Records (T.C.D.R.), a portion of a 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, R.P.R.T.C.T. and a portion of the land currently occupied by Yager Lane, a variable width right-of-way. Said 295.66 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod with aluminum cap found at the southeast corner of said Tract 3 being in the northwest line of a called 54.40 acre tract recorded in a deed to J. Tim Brown in Volume 4533, Page 1981 of the Travis County Deed Records, (T.C.D.R.) and on the northerly right-of-way line of Parmer Lane;

THENCE, along the northerly line right-of-way line of Parmer Lane and the south line of said Tract 3, North 60°00'02" West, a distance of 677.26 feet to a ½-inch iron rod found;

THENCE, across said Tract 3 the following three (3) courses:

1. North 26°51'40" East, a distance of 340.07 feet to a ½-inch iron rod found;
2. North 27°50'43" West, a distance of 111.95 feet to an angle point;
3. North 53°02'46" West, a distance of 344.29 feet to an angle point for the beginning of a tangent curve to the right;

THENCE, continuing across said Tract 3 and across said Yager Lane, 180.73 feet along the arc of said curve to the right, having a Radius of 1,032.80 feet, a Delta Angle of 10°01'35" and a Chord Bearing and Distance of North 52°24'16" East, 180.50 feet to an angle point at the end of said curve and being on the northerly right-of-way line of said Yager Lane;

THENCE, along said northerly right-of-way line of Yager Lane, North 62°40'24" West, a distance of 550.80 feet to an angle point;

THENCE, leaving said northerly right-of-way line of Yager Lane, and across said Tract 3, the following eleven (11) courses:

1. South 65°37'37" West, a distance of 139.58 feet to an angle point;
2. South 12°30'31" West, a distance of 29.40 feet to an angle point;
3. South 21°18'30" West, a distance of 40.11 feet to an angle point;
4. South 25°08'53" West, a distance of 67.45 feet to an angle point;
5. South 35°23'36" West, a distance of 50.25 feet to an angle point;
6. South 51°34'10" West, a distance of 51.93 feet to an angle point;
7. South 57°09'39" West, a distance of 74.66 feet to an angle point;
8. South 65°46'01" West, a distance of 72.46 feet to an angle point;
9. South 68°09'00" West, a distance of 9.06 feet to an angle point;
10. South 65°45'43" West, a distance of 89.92 feet to an angle point;
11. South 53°34'32" West, a distance of 32.77 feet to an angle point and being on the northerly right-of-way line of said Palmer Lane;

THENCE, along said northerly right-of-way line of said Palmer Lane, North 60°00'02" West, a distance of 549.26 feet to an angle point;

THENCE, leaving said northerly right-of-way line of said Palmer and across said Tract 3, the following five (5) courses:

1. North 27°40'01" East, a distance of 258.80 feet to an angle point for the beginning of a tangent curve to the right;
2. 51.78 feet along the arc of said curve to the right, having a Radius of 165.48 feet, a Delta Angle of 17°55'39" and a Chord Bearing and Distance of North 34°55'05" East, 51.57 feet to an angle point at the end of said curve;
3. North 43°52'55" East, a distance of 20.63 feet to an angle point;
4. North 62°38'23" West, a distance of 224.31 feet to an angle point;
5. North 26°55'04" East, a distance of 394.34 feet to an angle point on the southerly right-of-way line of Yager Lane;

THENCE, along said southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, South 61°42'58" East, a distance of 282.74 feet to a 1/2-inch iron rod found;

THENCE, leaving said southerly right-of-way line of Yager Lane, South 82°16'51" East, a distance of 23.47 feet to an angle point being on said northerly right-of-way line of Yager Lane and the southerly line of a called 151.59 acre tract recorded in a deed to Texas Commerce Bank-Austin in Volume 11109, Page 579, R.P.R.T.C.T;

THENCE, continuing along the northerly right-of-way line of said Yager Lane and the southerly line of said Texas Commerce Bank-Austin, South 62°32'58" East, a distance of 84.79 feet to a 5/8-inch iron rod found on the northwest line of said Tract 2 and being the southeast corner said 151.59 acre Texas Commerce Bank-Austin tract;

THENCE, with the southeast line of said Texas Commerce Bank-Austin tract and the northwest line of said Tract 2, North 26°59'00" East, a distance of 1,324.96 feet to a ¾-inch iron pipe found;

THENCE, continuing with the southeast line of said Texas Commerce Bank-Austin tract and the northwest line of said Tract 2, North 29°47'18" East, a distance of 84.43 feet to a ¾-inch iron pipe found for the northeast corner of said Texas Commerce Bank-Austin tract and the south corner of a called 211.373 acre tract recorded in a deed to Roy McNair in Volume 11814, Page 1317, R.P.R.T.C.T.;

THENCE, with the southeast line of said McNair tract and the northwest line of said Tract 2, North 27°01'00" East, a distance of 2,132.40 feet to a 60d nail found in the southerly line of The Thomison Subdivision #2, as recorded in Book 74 Page 10 of the Plat Records of Travis County, Texas (P.R.T.C.T.);

THENCE, with the northeast line of said Tract 2 and the southerly line of said Thomison subdivision, South 55°29'42" East, a distance of 410.95 feet to a ½-inch iron rod found for the south corner of said Thomison subdivision and the southwest corner of a called 4.435 acre tract recorded in a deed to Arthur J. Hopkins in Volume 8657, Page 837 R.P.R.T.C.T.;

THENCE, with the southwest line of said Hopkins tract and the southwest line of a called 9.01 acre tract recorded in a deed to Robert Kosler in Volume 9724, Page 581 R.P.R.T.C.T., South 55°48'24" East a distance of 432.68 feet to a 1-inch iron pipe found for an interior corner of a called 8.39 acre tract recorded in a deed to Reuben L. Gunn in Volume 3952, Page 467 of the Deed Records of Travis County, Texas (D.R.T.C.T.);

THENCE, with the southerly northwest line of said Gunn tract, South 35°25'54" West, a distance of 214.08 feet to a 1-inch iron pipe found for an interior corner of said Tract 2;

THENCE, with the southerly southwest line of said Gunn tract and the southwest line of a called 10 acre tract recorded in a deed to Citation Securities Corporation in Volume 12197, Page 60, R.P.R.T.C.T., South 58°40'24" East, a distance of 569.06 feet to a ¾-inch iron pipe

found for the south corner of said Citation Securities tract and being in the westerly line of said American Realty Trust Inc. tract;

THENCE, along the northwest line of said American Realty Trust Inc. tract, North 27°17'05" East, a distance of 1500.39 feet to an angle point being the most northern corner of said American Realty Trust Inc. tract and the southerly right-of-way line of Gregg lane (width varies);

THENCE, along the northeast line of said American Realty Trust Inc. tract and the southerly right-of-way line of Gregg Lane, the following three (3) courses:

1. South 62°32'26" East, a distance of 353.09 feet to an angle point;
2. South 63°07'26" East, a distance of 400.19 feet to an angle point;
3. South 63°01'26" East, a distance of 539.44 feet to an angle point for the northeast corner of said American Realty Trust Inc. tract;

THENCE, along the line common to said American Realty Trust Inc. tract and said 9.03 acre Anderson Development Corporation tract, the following three (3) courses:

1. South 27°36'58" West, a distance of 1,726.99 feet an angle point;
2. North 69°58'12" West, a distance of 63.80 feet to an angle point;
3. South 27°26'15" West, a distance of 283.43 feet to an angle point;

THENCE, along the line common to said American Realty Trust Inc. tract and said 56.28 acre Anderson Development Corporation tract, South 27°16'32" West, a distance of 541.49 feet to a ½-inch iron rod found for the most southerly corner of said American Realty Trust Inc. tract and being on a northeasterly line of said Tract 2;

THENCE, along the line common to said 56.28 acre Anderson Development Corporation tract and said Tract 2, the following two (2) courses:

1. South 57°38'07" East, a distance of 69.56 feet to a ½-inch iron rod found;
2. South 55°45'51" East, a distance of 278.36 feet to a ½-inch iron rod found for the northwest corner of a called 40 acre tract recorded in a deed to Everett R. Ryden et ux in Volume 2270, Page 378 D.R.T.C.T. and being the most easterly corner of said Tract 2;

THENCE, with the northwest line of said Ryden tract and the southeast line of said Tract 2 the following six (6) courses:

1. South 36°46'29" West, a distance of 24.74 feet to an 3/8 iron rod found;

2. South 36°34'18" West, a distance of 10.45 feet to a 80d nail found;

3. South 29°06'12" West, a distance of 165.87 feet to a ½-inch iron pipe found;

4. South 29°25'17" West, a distance of 1,124.11 feet to a ½-inch iron pipe found;

5. South 29°28'51" West, a distance of 554.94 feet to a ½-inch iron pipe found;

6. South 29°29'25" West, a distance of 707.52 feet to a ½-inch iron rod found for the southwest corner of said Ryden Tract, the southeast corner of said Tract 2 and in the northerly right-of-way line of Yager Lane;

THENCE, with the southerly line of said Tract 2 and the northerly right-of-way line of Yager Lane, North 61°09'51" West, a distance of 592.25 feet to a ½-inch iron rod found;

THENCE, across said Yager Lane, South 77°11'10" West, a distance of 79.88 feet to a 1-inch iron pipe found for the northwest corner of said 54.40 acre Brown tract;

THENCE, with the northwest line of said J. Tim Brown tract, and the southeast line of said Tract 3, South 27°46'33" West, a distance of 327.65 feet to the **POINT OF BEGINNING** and containing a computed area of 295.66 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.

EXHIBIT A (part 2 of 4)
Tract Two AREA B
Metes and Bounds Description
10.09 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 10.09 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being a portion of a 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Travis County Deed Records (T.C.D.R.), a portion of a 10.53 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 5604, Page 1808, T.C.D.R. and a portion of a 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, R.P.R.T.C.T. Said 10.09 acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northeast corner of said American Realty Trust Inc. tract;

THENCE, along the line common to said American Realty Trust Inc. tract and said 9.03 acre tract, South 27°36'58" West, a distance of 328.22 feet to an angle point;

THENCE, leaving the line common to said American Realty Trust Inc. tract and said 9.03 acre tract, South 62°19'51" East, a distance of 41.61 feet to the **POINT OF BEGINNING**;

THENCE, over and across said 10.53 acre tract and said 9.03 acre tract, the following seven (7) calls:

1. 216.99 feet along the arc of said curve to the right, having a Radius of 75.00 feet, a Delta Angle of 165°46'06" and a Chord Bearing and Distance of North 79°44'23" East, 148.84 feet to an angle point at the end of said curve;

2. South 17°22'34" East, a distance of 812.30 feet to an angle point;

3. South 10°00'58" East, a distance of 559.42 feet to an angle point for the beginning of a tangent curve to the right;

4. 506.81 feet along the arc of said curve to the right, having a Radius of 162.46 feet, a Delta Angle of 178°43'43" and a Chord Bearing and Distance of South 78° 40' 39" West, 324.92 feet to an angle point at the end of said curve;

5. North 12°37'44" West, a distance of 548.17 feet to an angle point;

6. North 07°53'12" West, a distance of 28.94 feet to an angle point;

7. North 03°08'40" West, a distance of 801.05 feet to an angle point being the **POINT OF BEGINNING** and containing a computed area 10.09 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.

EXHIBIT A (part 3 of 4)

Tract Three AREA B
Metes and Bounds Description
16.03 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 16.03 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 of Travis County, Texas and being a portion of a called 9.03 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 204, of the Travis County Deed Records (T.C.D.R.), and also a portion of a 56.28 acre tract of land described in a deed to Anderson Development Corporation, recorded in Volume 9831, Page 166, R.P.R.T.C.T. Said 16.03 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½-inch iron rod found for the most southerly corner of a called 63.279 acre tract of land described in a deed to American Realty Trust Inc., recorded in Document Number 2000071860, of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.), and being the southwesterly corner of said 56.28 acre Anderson Development Corporation tract and being on a northeasterly line of a called Tract 2 described 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.).

THENCE, along the line common to said American Realty Trust Inc. tract, said 56.28 acre Anderson Development Corporation tract and said 9.03 acre Anderson Development Corporation tract, the following two (2) courses:

1. North 27°16'32" East, a distance of 541.49 feet to an angle point;

2. North 27°26'15" East, a distance of 249.68 feet to an angle point;

THENCE, leaving line common to said American Realty Trust Inc. tract and said 9.03 acre Anderson Development Corporation tract and said 56.28 acre Anderson Development Corporation tract, South 46°28'20" East, a distance of 382.28 feet to an angle point being the beginning of a tangent curve to the right;

THENCE, across said 56.28 acre tract, the following ten (10) courses:

1. 216.81 feet along the arc of said curve to the right, having a Radius of 75.00 feet, a Delta Angle of 165°37'45" and a Chord Bearing and Distance of South 36°20'33" West, 148.82 feet to an angle point at the end of said curve;

2. North 60°50' 47" West, a distance of 343.01 feet to an angle point;

3. South 27°32'10" West, a distance of 24.15 feet to an angle point being the beginning of a tangent curve to the right;

4. 393.75 feet along the arc of said curve to the right, having a Radius of 162.49 feet, a Delta Angle of 138°50'26" and a Chord Bearing and Distance of South 13°29'48" West, 304.25 feet to an angle point at the end of said curve;

5. North 89°10'27" East, a distance of 225.21 feet to an angle point being the beginning of a tangent curve to the right;

6. 180.63 feet along the arc of said curve to the right, having a Radius of 175.00 feet, a Delta Angle of 59°08'16" and a Chord Bearing and Distance of South 75°14'22" East, 172.71 feet to an angle point at the end of said curve;

7. South 47°16' 30" East, a distance of 527.01 feet to an angle point being the beginning of a tangent curve to the right;

8. 144.35 feet along the arc of said curve to the right, having a Radius of 210.93 feet, a Delta Angle of 39°12' 33" and a Chord Bearing and Distance of North 24°47' 21" East, 141.55 feet to an angle point at the end of said curve;

9. North 38°50' 22" East, a distance of 688.01 feet to an angle point;

10. South 76°21'05" East, a distance of 169.66 feet to an angle point on the easterly line of said 56.28 acre tract and being on the westerly line of a called 5.00 acre tract, conveyed to John Bird et.ux., recorded in Volume 9064, Page 270, D.R.T.C.T.;

THENCE, along the easterly line of said 56.28 acre tract, the following two (2) courses:

1. South 26°43'01" West, a distance of 346.37 feet to an angle point;

2. South 26°41'01" West, a distance of 842.68 feet to an angle point being the Southeast corner of said 56.28 acre tract and the Northeast corner of a called 40.00 acre tract conveyed to Everett R. Ryden et. ux., recorded in Volume 2270, Page 378, D.R.T.C.T.;

THENCE, along the common line of said 56.28 acre tract and said 40.00 acre tract, the following six (6) courses:

1. North 48°39'59" West, a distance of 541.81 feet to an angle point;

2. North 48°08'59" West, a distance of 14.37 feet to an angle point;

3. North 19°42'59" West, a distance of 39.09 feet to an angle point;

4. North 78°39'59" West, a distance of 166.36 feet to an angle point;

5. North 67°29'59" West, a distance of 69.02 feet to an angle point;

6. North 85°37'12" West, a distance of 125.24 feet to an angle point being the Northwest corner of said 40.00 acre tract and the most easterly corner of said Tract 2;

THENCE, along the line common to said 56.28 acre Anderson Development Corporation tract and said Tract 2, the following two (2) courses:

1. North 55°45'51" West, a distance of 278.36 feet to a ½-inch iron rod found;

2. North 57°38'07" West, a distance of 69.56 feet to the POINT OF BEGINNING and containing a computed area of 16.03 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.

EXHIBIT A (part 4 of 4)
Tract Four AREA B
Metes and Bounds Description
10.94 Acres
Mariquita Castro Survey Number 50, Abstract 160
Travis County, Texas

BEING a tract containing 10.94 acres of land situated in the Mariquita Castro Survey Number 50, Abstract 160 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 10.94 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ¼-inch iron rod found on the southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, from which a ½-inch iron rod found bears, North 61°42'58" West, a distance of 1960.76 feet;

THENCE, along said southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, the following four (4) courses:

1. South 38°21'41" East, a distance of 24.29 feet to a 1/2-inch iron rod found;
2. South 21°40'48" East, a distance of 334.13 feet to a 1/2-inch iron rod found;
3. South 49°44'37" East, a distance of 22.57 feet to a 1/2-inch iron rod found;
4. South 62°57'21" East, a distance of 395.99 feet to a 1/2-inch iron rod found;

THENCE, leaving said southerly right-of-way line of Yager Lane, and across said Tract 3, the following eleven (11) courses:

1. South 65°37'37" West, a distance of 65.92 feet to an angle point;
2. South 12°30'31" West, a distance of 29.40 feet to an angle point;
3. South 21°18'30" West, a distance of 40.11 feet to an angle point;
4. South 25°08'33" West, a distance of 67.45 feet to an angle point;
5. South 35°23'36" West, a distance of 50.25 feet to an angle point;
6. South 51°34'10" West, a distance of 51.93 feet to an angle point;
7. South 57°09'39" West, a distance of 74.66 feet to an angle point;
8. South 65°46'01" West, a distance of 72.46 feet to an angle point;

9. South 68°09'00" West, a distance of 9.06 feet to an angle point;

10. South 65°45'43" West, a distance of 89.92 feet to an angle point;

11. South 53°34'32" West, a distance of 32.77 feet to an angle point and being on the northerly right-of-way line of said Palmer Lane;

THENCE, along said northerly right-of-way line of said Palmer Lane, North 60°00'02" West, a distance of 549.26 feet to an angle point;

THENCE, leaving said northerly right-of-way line of said Palmer and across said Tract 3, the following five (5) courses:

1. North 27°40'01" East, a distance of 258.80 feet to an angle point for the beginning of a tangent curve to the right;

2. 51.78 feet along the arc of said curve to the right, having a Radius of 165.48 feet, a Delta Angle of 17°55'39" and a Chord Bearing and Distance of North 34°55'05" East, 51.57 feet to an angle point at the end of said curve;

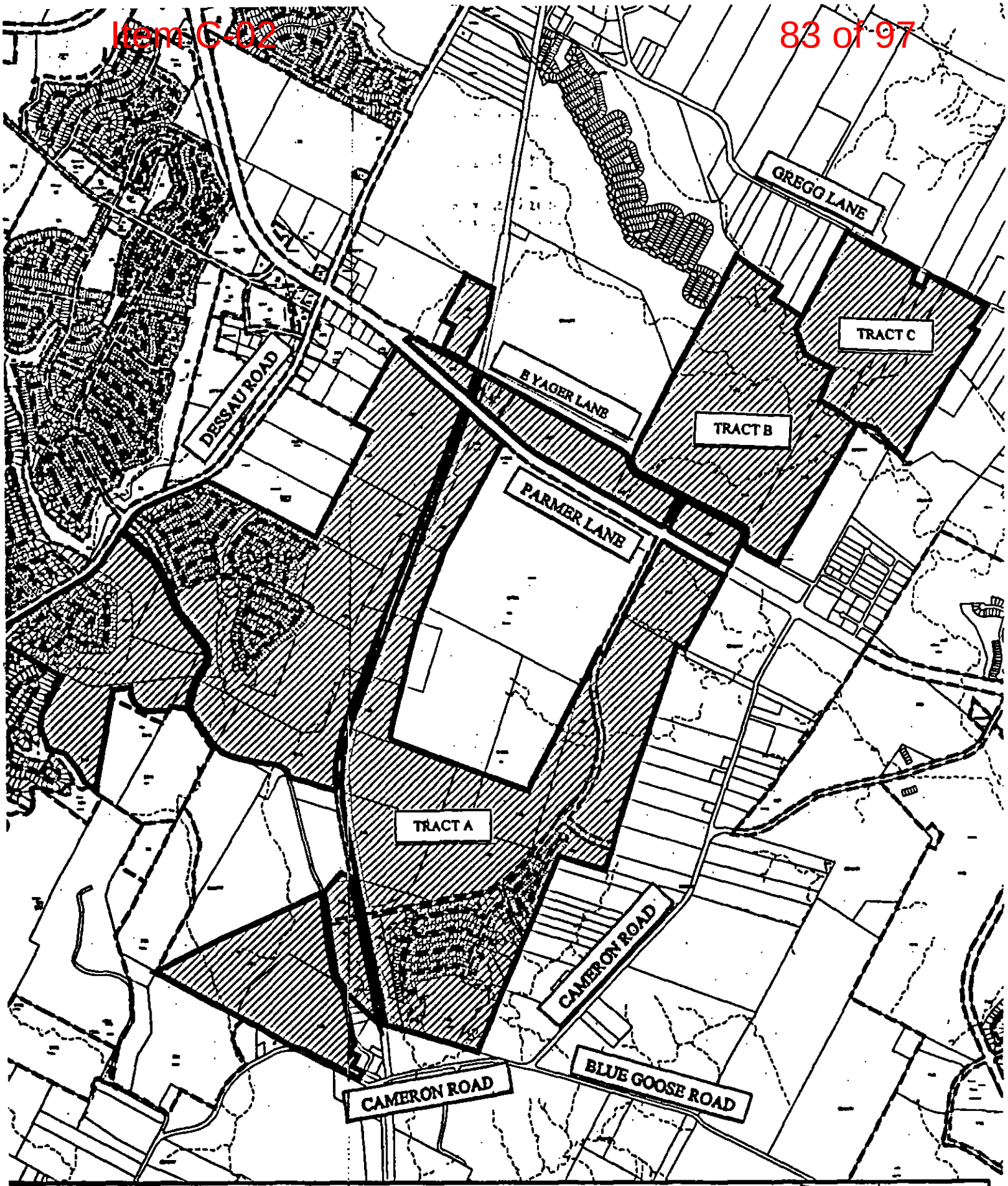
3. North 43°52'55" East, a distance of 20.63 feet to an angle point;

4. North 62°38'23" West, a distance of 224.31 feet to an angle point;

5. North 26°55'04" East, a distance of 394.34 feet to an angle point on the southerly right-of-way line of Yager Lane;

THENCE, along said southerly right-of-way line of said Yager Lane and the northerly line of said Tract 3, South 61°42'58" East, a distance of 282.74 feet to the **POINT OF BEGINNING** and containing a computed area of 10.94 acres of land.

This metes and bounds description was based on a combination of field surveying and information from recorded deeds. Bearings, distances and area are likely to change after a complete on-the-ground survey.



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: T. BOLT

2000'

EXHIBIT A - ZONING MAP

PLANNED UNIT DEVELOPMENT

CASE #: C814-96-0003

ADDRESS: PIONEER CROSSING PUD

DATE: 05-05

SUBJECT AREA (acres): N/A

INTLS: SM

CITY GRID REFERENCE NUMBER

P29-32 N29-32

PERMITTED USES TABLE

EXHIBIT B

Amended 10/11/04
See Exhibit D-1

TYPICAL NOTES

PART LOCATION KEY MAP

VICINITY MAP

Amended 10/11/04
See Exhibit C-1 and C-2

SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

EXHIBIT C

PIONEER CROSSING

Residential & Business Community

TOTAL ACREAGES BY PART

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	1549.23 acres

LAND USE SUMMARY

ATTORNEY:

WATER QUALITY ENGINEER:

ENVIRONMENTAL CONSULTANTS:

LAND USE PLAN

REVISION DATE: 10/11/04

PIONEER CROSSING

EXHIBIT "B" (page 1 of 3)

LAND USE PLAN
EXHIBIT B (page 2 of 3)
PIONEER CROSSING
P.U.D.
EXHIBIT B
MALONE/ VERKEK, INC.
PLANNED ENVIRONMENTS INC.

EXHIBIT B (page 3 of 3)

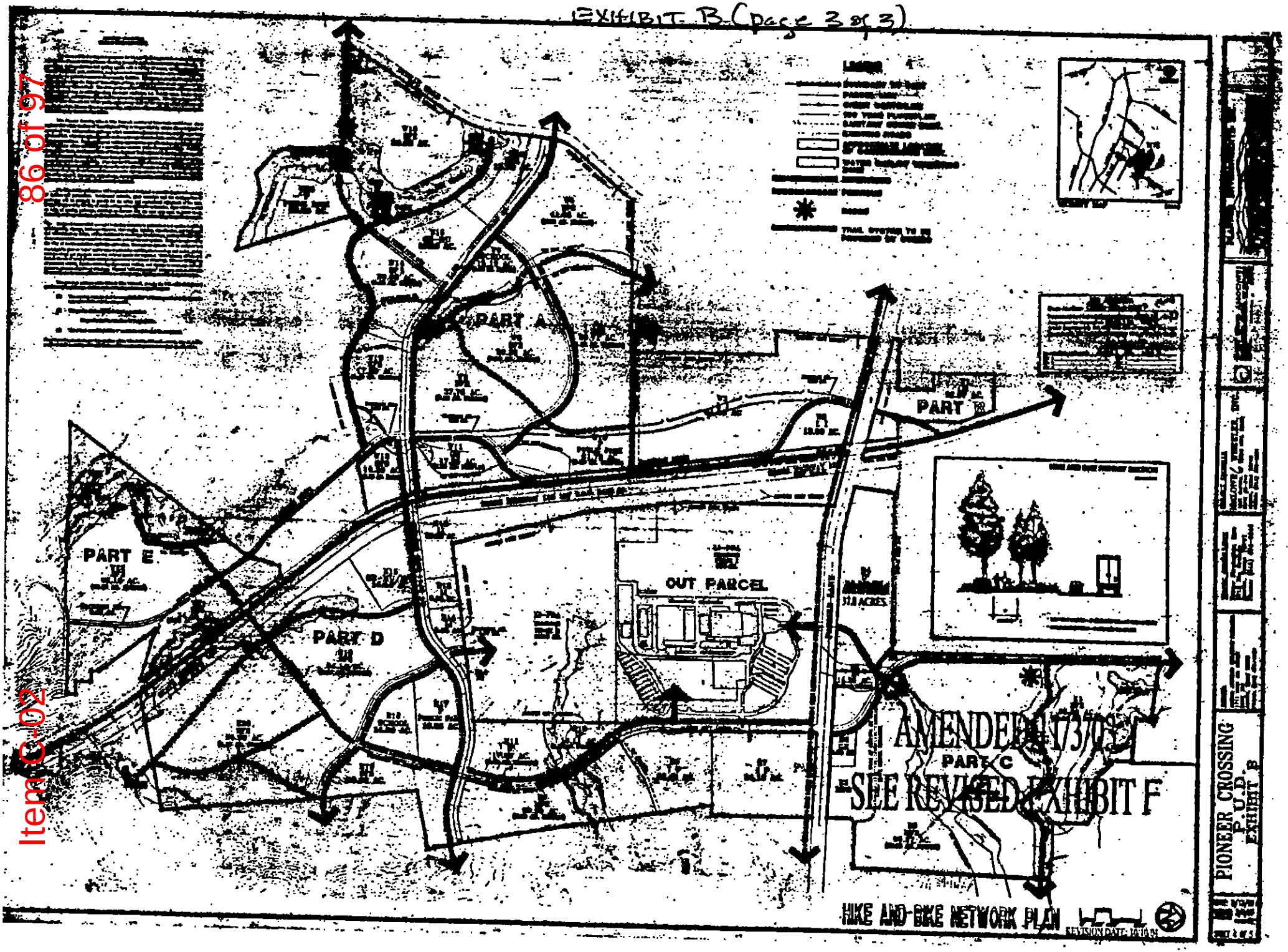
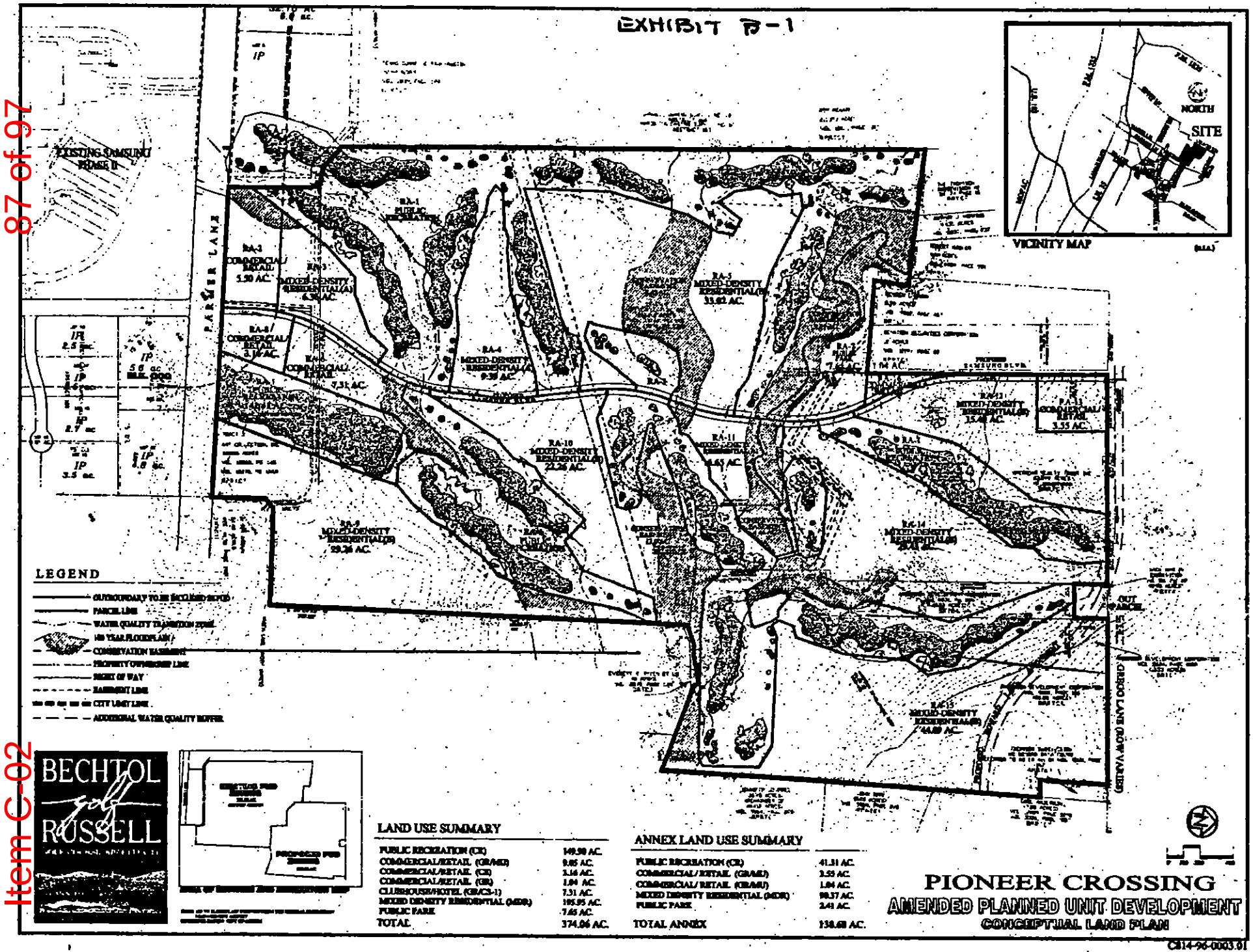


EXHIBIT B-1



LAND USE SUMMARY

PUBLIC RECREATION (CR)	149.50 AC.
COMMERCIAL/RETAIL (GR/MU)	9.85 AC.
COMMERCIAL/RETAIL (CR)	3.16 AC.
COMMERCIAL/RETAIL (GR)	1.84 AC.
CLUBHOUSE/HOTEL (GR/CS-1)	7.31 AC.
MIXED DENSITY RESIDENTIAL (MDR)	195.95 AC.
PUBLIC PARK	7.45 AC.
TOTAL	374.06 AC.

ANNEX LAND USE SUMMARY

PUBLIC RECREATION (CR)	41.31 AC.
COMMERCIAL/ RETAIL (GR/MU)	3.55 AC.
COMMERCIAL/ RETAIL (GR/MU)	1.84 AC.
MIXED DENSITY RESIDENTIAL (MDR)	90.37 AC.
PUBLIC PARK	2.43 AC.
TOTAL ANNEX	138.68 AC.

PIONEER CROSSING
AMENDED PLANNED UNIT DEVELOPMENT
CONCEPTUAL LAND PLAN

C814-96-0003.01

PIONEER CROSSING
EXHIBIT B-1

Pioneer Crossing
Exhibit C-1
Site Development Criteria
Land Use Summary
for PUD Areas B and C
10/11/04

Parcel	Land Use	Total Gross Acres	Floodplain (Acres)	Maximum Units/Acre of F.A.R. for TIA	# of Units/Square Footage for TIA
Residential					
RA-3	Mixed Development Residential (a)	6.36	0.17	12	76.3
RA-4 see notes	Mixed Development Residential (a)	9.39	0	12	112.7
RA-5 see notes	Mixed Development Residential (b)	33.02	8.00	18	594.4
RA-9	Mixed Development Residential (b)	29.26	1.52	18	526.7
RA-10	Mixed Development Residential (b)	22.26	6.08	18	400.7
RA-11	Mixed Development Residential (a)	6.65	3.10	12	79.8
RA-12	Mixed Development Residential (b)	15.49	0.00	18	278.8
RA-14 see notes	Mixed Development Residential (b)	29.43	4.85	18	529.7
RA-15 see notes	Mixed Development Residential (b)	44.09	1.59	18	793.6
Subtotal		195.95	25.31		3,392.7
Non-Residential					
RA-1	CR Golf Public	149.9	n/a	0.05	326,482.20 sq. ft.
RA-2	GR/ Comm/Retail	5.5	1.09	0.39	93,436.20 sq. ft.
RA-6	GR/CS-1 Comm/Retail	7.31	0	0.3	95,527.08 sq. ft.
RA-7	P Public Park	7.85	2.76	12	n/a
RA-8	CS - Comm/Retail	3.16	0	0.3	41,294.88 sq. ft.
RA-13	GR Comm/Retail	3.55	0	0.3	46,391.40 sq. ft.
RA-16	GR Comm/Retail	1.04	0	0.3	13,590.72 sq. ft.
Subtotal		178.11	3.85		
TOTAL		374.06	29.16		

NOTES

1. Mixed Development Residential (a) is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, SF-5 and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

2. Mixed Development Residential (b) is defined as a single designation for higher density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, and MF-2 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 18 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.

3. Site regulations applicable to Corner Store, Neighborhood Mixed-Use Building, Urban Home, Cottage, and Secondary Apartment special uses in accordance with Exhibit E.

4. See Exhibit C-2 for other specific site development regulations applicable to Mixed Development Residential (a) & (b).

Exhibit C-2

ADDITIONAL SITE DEVELOPMENT REGULATIONS APPLICABLE TO MIXED DEVELOPMENT RESIDENTIAL (a) and (b) FOR PUD AREAS B & C

SF-2 through SF-6 will apply to Parcels RA-3, RA-4 and RA-11 MDR(a). SF-3 through MF-2, MDR(b) will apply to Parcels RA-5, RA-8, RA-10, RA-12, RA-14 and RA-15.

	Single Family Residential Standard Lot (SF-2)	Family Residence (SF-3)	Small Lot Single Family Residential (SF-4A)	Single Family Residential Condominium (SF-4B)	Urban Family Residential Townhome (SF-5)	Urban Family Residential Condominium (SF-6)	Multi Family Residential Limited Density (MF-1)	Multi Family Residential Low Density (MF-2)
MINIMUM LOT SIZE (square feet)	5750	5750	3600	**(2)	3600	3600	8000	(8000)
MINIMUM CORNER LOT AREA (square feet)			4500	**(2)	-	-	-	-
MINIMUM LOT WIDTH	50	50	40	**(2)	50	50	50	50
MINIMUM CORNER LOT WIDTH			50	**(2)	50	-	-	-
MAXIMUM DWELLING UNITS PER LOT	1	2	1	**(2)	-	-	****(6)	****(4)
MAXIMUM HEIGHT *******(7)	35	35	35	**(2)	35	35	40	40 or 3-stories
MINIMUM SETBACKS								
FRONT YARD	*****(5) 25	**(5) 25	*(1) 25	**(2)	10	10	25	25
STREET SIDE YARD	15	15	10	**(2)	10	10	15	15
INTERIOR SIDE YARD	5	5	*(1)	10	5	5	5	5
REAR YARD	5	5	*(1)	**(2)	0	0	10	10
MAXIMUM BUILDING COVERAGE	40%	45%	55%	40%	40%	40%	45%	50%
MAXIMUM IMPERVIOUS COVER	45%	45%	65%	60%	55%	55%	55%	60%

*(1) See Section 25-2-557 *(Single-Family Residence Small Lot District Regulations).SF-4A*
**(2) See Section 25-2-558 *(Single-Family Residence Condominium Site District Regulations).SF-4B*
***(3) See Section 25-2-559 *(Urban Family Residence District or Townhouse and Condominium Residence District Retirement Housing Use).*
****(4) See Section 25-2-561 *(Multi-Family Residence Low Density District Regulations).*
*****(5) See PUD ordinance for exception to 25-foot set back.
******(6) See Section 25-2-560 *(Multi Family Residence Limited Density)*

*******(7)Maximum Height for Parcels RA-8 and RA-9, MDR(B)/Commercial shall be 60 feet (or four stories)
Maximum Height for Parcel RA-7 Commercial shall be 75 feet (or six stories)

Exhibit D-1
Revised Permitted Uses Table
For PUD Areas B & C

The entirety of the Pioneer Crossing "PUD" Land Use Plan has been divided into Parcels, which are identified with a letter and a number, for example Parcel W15, or Parcel RA-2. RA is an abbreviation for Revised Area. Several of the Parcels are further identified on the Land Use Map using a familiar City of Austin zoning designation. In each case, the permitted uses in the base zoning district as set out in Chapter 25-2 of the Austin City Code, as it existed on the date of this document, are intended to be the permitted uses for that Parcel within the Pioneer Crossing PUD Land Use Plan, with certain additions or exclusions as detailed below. For those Parcels designated with Mixed Development Residential (MDR) as the base district, the permitted uses are presented below. The Mixed Development Residential (MDR) base district allows flexibility in the layout and design of residential units and lot width criteria similar to the City's SF-2 through SF-6 for MDR (a) low to moderate, and SF-3 through MF-2 for MDR (b) high.

Parcel No.	Base District	Additional Permitted Uses	Excluded Uses
		RESIDENTIAL	
RA-1	CR	None	None
RA-2	GR	Postal Facility, Plant Nursery	None
RA-3	MDR (a) low / mod	Outdoor Sports and Recreation Services (General), Urban Lot***, Condominium Residential, Duplex Residential, Townhouse Residential, Two Family Residential, Single Family-Attached Residential, Retirement Housing (small site) Bed and Breakfast Residential (Group I & II), Cottage Lot*** Secondary Apartment***, Small Lot Single Family Residential Group Home Class I& II, , Single Family Residential (maximum lot size 8400 s.f.), Religious Assembly, Family Home. A minimum of 20% of NSA for MDR(a) must be reserved for uses other than detached SF residential.	N/A
**RA-4	MDR (a) low / mod	Outdoor Sports and Recreation Services (General), Urban Lot***, Condominium Residential, Duplex Residential, Townhouse Residential, Two Family Residential, Single Family-Attached Residential, Retirement Housing (small site) Bed and Breakfast Residential (Group I & II), Cottage Lot*** Secondary Apartment***, Small Lot Single Family Residential Group Home Class I & II, Single Family Residential (maximum lot size 8400 s.f.), Religious Assembly, Family Home. A minimum of 20% of NSA for MDR(a) must be reserved for uses other than detached SF residential.	N/A
*RA-5	MDR (b) high	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I &II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-6	GR with CS-1 Footprint	None	Vehicle Storage, Scrap and Salvage Resource Extraction, Kennels, Agriculture Sales and Services, Adult Oriented Business, Automotive Sales, Automotive Repair, Automotive Rental, Automotive Washer, off site accessory parking.
RA-7	P	None	Any non-parks and recreation use.
RA-8	CS	None	None
*RA-9	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-10	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-11	MDR (a) low / mod	Outdoor Sports and Recreation Services (General), Urban Lot***, Condominium Residential, Duplex Residential, Townhouse Residential, Two Family Residential, Single Family-Attached Residential, Retirement Housing (small site) Bed and Breakfast Residential (Group I & II), Cottage Lot*** Secondary Apartment***, Small Lot Single Family Residential Group Home Class I & II , Single Family Residential (maximum lot size 8400 s.f.), Religious Assembly, Family Home. A minimum of 20% of NSA for MDR(a) is reserved for uses other than detached SF residential.	N/A
RA-12	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA is reserved for uses other than SF detached residential. A minimum of 50% of NSA is reserved for uses other than SF detached residential.	
RA-13	GR	None	None
*RA-14	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA for MDR(a) is reserved for uses other than detached SF residential	
*RA-15	MDR (b) High	Outdoor Sports and Recreation Services (General), Multi-Family Residential, Town House Residential, Condominium Residential, Religious Assembly, Group Home Class I and II, Family Home. A minimum of 50% of NSA for MDR(a) is reserved for uses other than detached SF residential	
		NON-RESIDENTIAL	
RA 5, 9, 14 and 15	MDR (b) / LR	Corner Store ***, Neighborhood Mixed Use Building ***, all LR uses (not to exceed 10% of net site area) are permitted, except as indicated under Excluded Uses.	Service Stations, Off-Site Accessory parking, Drive-In Services, Drive Through Services as an accessory use
** RA-4	MDR (a) / LR	Corner Store***, Neighborhood Mixed Use Building***, all LR uses (not to exceed 20% of net site area) are permitted, except as indicated under Excluded Uses.	Service Stations, Off-Site Accessory parking, Drive-In Services, Drive Through Services as an accessory use

* The Development may allow for up to 10% of Non-Residential uses on these MDR parcels within this PUD
* The Development may allow for up to 20% of Non-Residential uses on these MDR parcels within this PUD
** Cottage, Corner Store, Secondary Apartment, Neighborhood Mixed Use Building, and Urban Home are special uses permitted on Parcels RA 4, 5, 9, 14 and 15 in accordance with Exhibit "E"

EXHIBIT E

SPECIAL PERMITTED USES FOR PUD AREAS B AND C

"Cottage Lot", "Corner Store", "Neighborhood Mixed Use Building", "Secondary Apartment" and "Urban Lot" are special uses permitted, at the option of the developer, on certain Parcels in the Pioneer Crossing PUD under specific site development regulations.

The non-residential special uses, specifically the Corner Store and Neighborhood Mixed Use Building special uses, are limited to Parcels RA-4, RA-5, RA-9, RA-10, RA-14, and RA-15. Up to ten percent (10%) of the net site area of each of Parcels RA-5, RA-9, RA-10, RA-14, and RA-15 may be developed with Corner Store and/or Neighborhood Mixed Use Building uses. Up to twenty percent (20%) of the net site area of Parcel RA-4 may be developed with Corner Store and/or Neighborhood Mixed Use Building uses.

The residential special uses, specifically the Cottage Lot, Secondary Apartment, and Urban Lot uses, shall be permitted on those Parcels specified in Exhibit D to the Ordinance.

The definitions and site development regulations applicable to the Optional Special Uses are as set out below.

1. **"Cottage Lot" special use is the use of a site of limited size for a single family residential dwellings on lots of at least 2500 square feet in size. (25-2-1403 [B] [3])**

   A Cottage Lot special use development may not exceed two acres in size. For a Cottage Lot special use development of more than eight lots, 250 square feet of community open space is required for each lot. (25-2-1443)

   For a Cottage Lot special use:
   - **(1) the minimum lot width is 30 feet;**
   - **(2) the maximum height of a structure is 35 feet;**
   - **(3) the minimum front yard setback is 15 feet;**
   - **(4) the minimum street side yard setback is 10 feet;**
   - **(5) the minimum interior side yard setback is 5 feet**
   - **(6) the minimum rear yard setback is 5 feet;**
   - **(7) the maximum building coverage is 55 percent; and**
   - **(8) the maximum impervious coverage is 65%. (25-2-1444 [A])**

The minimum lot area for a Cottage Lot special use is:
(1) 2,500 square feet; or
(2) 3,500 square feet for a lot that is located in an SF-3 district; and
(a) is a corner lot; or
(b) adjoins a lot that is:
(i) zoned SF-3;
(ii) has a lot area of at least 5,750 square feet; and

(3) is developed as a single-family residence. (25-2-1444 [B])

For a Cottage Lot special use with a front driveway, a garage, if any, must be located at least 20 feet behind the building facade. (25-2-1444 [C])

For a Cottage Lot special use, other than a driveway, parking is not permitted in a front yard. (25-2-1444 [D].

For a Cottage Lot special use, the main entrance of the principal structure must face the front lot line. (25-2-1444 [E])

For a Cottage Lot special use a covered front porch is required. The minimum depth of the porch is five feet. The minimum width of the porch is 50 percent of the width of the front facade. (25-2-1444 [F])

For a Cottage Lot special use 200 square feet of private open space is required for each dwelling. (25-2-1444-[G].

2. "Corner Store" special use is the use of a site to provide good or services to local residents.

A Corner Store special use is limited to the following commercial uses: (1) consumer convenience services; (2) consumer repair services; (3) food sales; (4) general retail sales (convenience); (5) personal services; (6) restaurant (general); and (7) restaurant (limited). (25-2-1483 [A])

A Corner Store special use must be located at a street intersection and may not be located within 600 feet of another Corner Store. (25-2-1484)

A Corner Store is subject to the following site development regulations:

(A) For a Corner Store special use:
(1) the minimum lot area is 5,750 square feet;
(2) the minimum lot width is 50 feet;

(3) the maximum building height is 50 feet;
(4) minimum front yard setback is 5 feet;
(5) the maximum front yard setback is 15 feet;
(6) the minimum street yard side setback is 10 feet;
(7) the minimum interior side yard setback is 5 feet;
(8) the minimum rear yard setback is 10 feet;
(9) the maximum building coverage is the lesser of 55 percent or 3,000 sq. feet; and
(10) the maximum impervious coverage is 65%.

(B) A Corner Store may not include a drive through facility.
(C) A Corner Store may not be open to the public between the hours of 11 pm and 6 am.
(D) Exterior lighting:
(1) must be hooded or shielded so that the light source is not directly visible across the source property line; and
(2) may not exceed 0.4 foot candles across the source property line.

(E) A building facade:
(1) may not extend horizontally in an unbroken line for more than 30 feet;
(2) must be include windows, balconies, porches, stoops, or similar architectural features;
(3) must have awnings along at least 50 percent of the length of the ground floor facade; and
(4) at least 50 percent of the wall area of the ground floor facade must consist of doors or clear or lightly tinted windows.

(F) A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians. (25-2-1485)

3. "Neighborhood Mixed Use Building" is the use of a building for both commercial and residential uses". (25-2-1403 [B] [4])

(A) Neighborhood Mixed Use Building use is permitted in MDR (a) zoning base districts;
(B) A Neighborhood Mixed Use building use may contain dwelling units:
(1) above the ground floor; and
(2) in not more than 50 percent of the gross floor area of the ground floor. (25-2-1503)
(C) The Neighborhood Mixed Use Building use is subject to the following regulations:
(1) the maximum site area is one acre;
(2) the minimum lot size is 5.750 square feet;

(3) the minimum lot width is 50 feet;
(4) the minimum street side yard setback is 10 feet;
(5) the minimum front yard setback is 5 feet; and
(6) the maximum front yard setback is 10 feet. (25-2-1504 [A]).

(D) For a Neighborhood Mixed Use Building use adjacent to a roadway with not more than two lanes, the building height may not exceed 40 feet. (25-2-1504 [B]).

(E) The building facade of a Neighborhood Mixed Use Building use :

(1) may not extend horizontally in an unbroken line for more than 30 feet;
(2) must include windows, balconies, porches, stoops, or other similar architectural features;
(3) must have awnings along at least 50 percent of the length of the ground floor facade; and
(4) at least 50 percent of the wall area of the ground floor facade must consist of doors or clear or lightly tinted windows. (25-2-1504 [C])

(F) The Neighborhood Mixed Use Building use is subject to the following parking requirements:

(1) For the commercial portion of the Neighborhood Mixed Use Building use, one vehicle parking space for each 500 square feet of gross floor area is required;
(2) For the residential portion of a Neighborhood Mixed Use Building use, parking requirements of Chapter 25-6, Appendix A, Schedule A of the Austin City Code applies;
(3) Parking in front of a Neighborhood Mixed Use Building use, other than on a street, is prohibited; and
(4) At least 50 percent of the parking must be located to the rear of the building. (25-2-1504 [D])

(F) Exterior lighting for a Neighborhood Mixed Use Building use must be shielded so that the light source is not directly visible across the source property line and may not exceed 0.4 candles across the source property line. (25-2-1504 [E])

(G) A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians. (25-2-1504 [F])

4. "Secondary Apartment " is the use of a developed single family residential lot for a second dwelling. (25-2-1403 [B] [6])

(A) Secondary Apartment use is permitted in MDR (a) zoning base districts.
(B) A Secondary Apartment is not permitted in combination with a Cottage Lot or Urban Lot use; (25-2-1463 [A])
(C) A Secondary Apartment must be located in a structure other than the principal structure. The apartment may be connected to the principal structure by a covered walkway; (25-2-1463 [B])
(D) A Secondary Apartment must be located at least 15 to the rear of the principal structure or above a garage; (25-2-1463 [C])
(E) A Secondary Apartment may not exceed 850 square feet of gross floor area; (25-2-1463 [D])
(F) The entrance to a Secondary Apartment must be on the side of the structure that is the greatest distance from the corresponding side lot line. (25-2-1463 [E])
(G) One parking space is required in addition to the parking otherwise required for the principal use. (25-2-1463 [F])

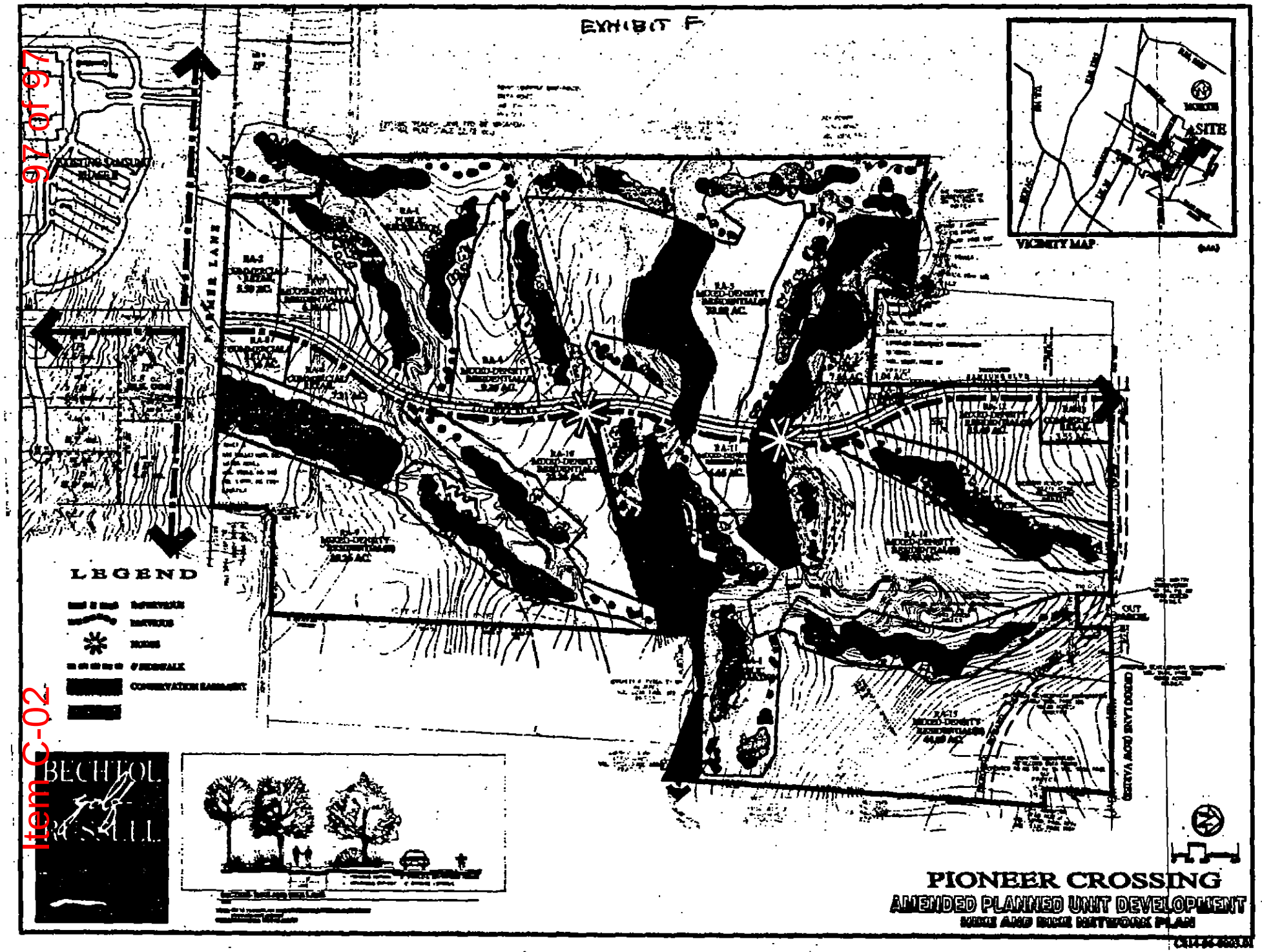
5. "Urban Lot" use is the use of a site for a single family residential dwelling on a lot of at least 3,500 square feet in size. (25-2-1403 [B][7]).

(A) Urban Lot is permitted in MDR (a) zoning base districts.
(B) For an Urban Lot use development of more than eight lots, 250 square feet of community open is required; (25-2-1423)
(C) The minimum lot size is 3,500 square feet;
(D) The minimum lot width is 40 feet;
(E) The maximum height of a structure is 35 feet;
(F) The minimum street side yard setback is 10 feet;
(G) The minimum interior side yard setback is 5 feet;
(H) The minimum rear yard setback is 5 feet;
(I) The maximum building coverage is 55%; and
(J) The maximum impervious coverage is 65%. (25-2-1424[A])
(K) Except as otherwise provided herein, the minimum front yard setback is 20 feet:
(1) If Urban Lot uses are proposed for the entire length of a block face, the minimum front yard setback is 15 feet;
(2) For an Urban Lot use that adjoins a legally developed lot with a front yard setback of less than 25 feet, the minimum front yard setback is equal to the average of the front yard setbacks applicable to adjoining lots. (25-2-1424 [B]).
(L) For an Urban Lot use with a front driveway:
(1) The garage, if any, must be at least five feet behind the front facade of the principal structure; and
(2) For a garage within 200 feet of the front facade, the width of the garage may not exceed 50 percent of the width of the front facade; (25-2-1424

[C]).

(M) Other than in a driveway, parking is not permitted in a front yard;
(N) The main entrance of an Urban Lot use must face the front lot line; (25-2-1424 [E])
(O) A covered front porch is required for an Urban Lot use. The minimum depth of the porch is five feet. The minimum width of the porch is 50 percent of the width of the building facade; (25-2-1424 [F])
(P) Two hundred square feet of private open space is required for each dwelling. (25-2-1424 [G])

EXHIBIT F


VICINITY MAP
SITE
NORTH
LEGEND
BECHTOL
PIONEER CROSSING
AMENDED PLANNED UNIT DEVELOPMENT
BIKE AND HIKE NETWORK PLAN
PIONEER CROSSING
EXHIBIT F