

ZONING CHANGE REVIEW SHEET**CASE:** C814-96-0003.15**Z.A.P. DATE:** October 1, 2019

(Pioneer Crossing PUD Amendment #15)

ADDRESS: 10930 Defender Trail, Sprinkle Cut Off Road and Samsung Boulevard,
Samsung Boulevard and East Braker Lane**DISTRICT AREA:** 1**APPLICANT/OWNER:** Continental Homes of Texas, L.P. (Matt Tenner)**AGENT:** McLean & Howard LLP (Jeffrey Howard)**ZONING FROM:** PUD**TO:** PUD**AREA:** 41.14 acres**SUMMARY STAFF RECOMMENDATION:**

The staff recommends the 15th amendment to the Pioneer Crossing PUD with the modified language for Part 13 of the original PUD Ordinance No. 970410-I as shown in Exhibit A and with the dedication of an eight (8) acre parcel of land along Parcel W23 as additional parkland to the City.

ZONING AND PLATTING COMMISSION RECOMMENDATION:**DEPARTMENT COMMENTS:**

The applicant is requesting a 15th amendment to the Pioneer Crossing PUD to address the interpretation of Part 13 of the original PUD ordinance (Ordinance No. 970410-I), that states the following:

“PART 13. In fulfillment of the City Parkland dedication requirements for all of the Pioneer Crossing PUD, Owner shall dedicate Parcels 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.”

All of the parcels designated for parkland have been dedicated, with the exception of Parcel W23. The applicant, Continental Homes of Texas, L.P., contends that that the definition of “Owner” in PART 13 means the owner of the parkland parcels and that the applicant has no obligation to dedicate the land that it does not own. The City has stated that as the applicant owns land that is adjacent to Parcel W23 so the provision in Part 13 applies. The current owner of Parcel W23, the ART Collection, Inc., purchased the property on foreclosure has not completed the dedication of this parcel to the City. A determination was made by the City that the Development Services Department would

not release the permits that are being held until Council acts on the approval of the PUD amendment to address the non-compliant zoning.

Therefore, the applicant has proposed an amendment to modify the language on the ordinance. After working with the Parks and Recreation Department for several months, the applicant has agreed to dedicate an eight (8) acre parcel of land along Parcel W23 as additional parkland to the City and has agreed to the following modified language:

PART 13.

- (a) 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.
- (b) Notwithstanding the requirements of subsection (a), the future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:

 - (1) drainage and water quality easements as shown on Exhibit "A";
 - (2) a 10' public access easement as shown on Exhibit "A".
 - (3) lateral support easements as shown on Exhibit "A"; and
 - (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.

With this addition of this language, the Parks and Recreation Department has cleared their outstanding comments and now recommends approval of this amendment.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	Undeveloped, Single-Family Residential
<i>South</i>	PUD	Undeveloped (Farmland)
<i>East</i>	PUD	ROW, Undeveloped, Single-Family Residence
<i>West</i>	PUD	Undeveloped (Floodplain)

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
 Pioneer East Homeowners Association, Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 Techridge Neighbors
 Walnut Place Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.14 (Pioneer Crossing PUD Amendment #14: 3124 East Parmer Lane)	PUD to PUD: The applicant is requesting to amend the 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	9/17/19: 9/17/19: Approved of the staff's recommendation for PUD zoning, with the addition of the Environmental conditions as noted in Exhibit A and with a recommendation to send the case to the Environmental Commission for consideration (10-0, B. Evans-absent); E. Goff-1 st , H. Smith-2 nd .	10/17/19: Pending

	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		
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-1 st , B. Evans-2 nd .	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

<p>C814-96-0003.12 (Pioneer Crossing PUD Amendment #12: 2500 E. Braker Lane)</p>	<p>PUD to PUD: To change the proposed land use designation on parcel W11 from GR, Community Commercial, to SF-5, Urban Family Residence.</p>	<p>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.</p> <p>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 land use plan.</p>	<p>N/A</p>
<p>C814-96-0003.11 (Pioneer Crossing PUD Amendment #11: 2101 East Parmer Lane)</p>	<p>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</p>	<p>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.</p>	<p>N/A</p>

	interior side yard setbacks on the proposed SF-3 (W3) and SF-6 (W2B) residential parcels and to designate a new 10+ 'GR' district parcel along Parmer Lane.		
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-1 st , S. Baldrige-2 nd .	8/25/11: Approved PUD zoning with conditions by consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
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 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	5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1 st , C. Banks-2 nd .	6/23/11: Approved PUD amendment on all 3 readings (7-0)

	P-public and greater than one acre.		
C814-96-0003.07 (Pioneer Crossing PUD Amendment #7: E. Parmer Lane)	PUD to PUD	<p>5/20/08: Approved the PUD amendment with conditions (7-0, J. Martinez-absent): Limit the maximum number of units to what is currently approved in the PUD. Thereby, not allowing for an increase in the overall residential density within the PUD. Require TIA amendments to be conducted for any future proposed formal amendments to this PUD.*</p> <p>* The original ordinance that approved the Pioneer Crossing PUD (Ordinance No. 970410-I) states in Part 7(a) that, <i>“Section 13-1-453(d)(6) of the Code (regarding substantial amendment of an adopted Land Use Plan) is modified for the purposes of this PUD only, as follows:(6) Unless otherwise approved by the Transportation Review Section of the City of Austin, shifting development intensity, even with corresponding and equivalent decrease in some other portion of the PUD, in a manner which results in a level of service “E” or “F” on any roadway segment or intersection included in the area of the TIA submitted in connection with the approved PUD.”</i></p> <p>The Transportation division determined that there was no change in the density with the proposed land use change in this PUD amendment. However, this statement will require any future substantial</p>	<p>7/24/08: The public hearing was closed and the first reading of the ordinance for planned unit development (PUD) district zoning to change a condition of PUD zoning with a condition was approved (7-0); Mayor Pro Tem McCracken-1st, Council Member Morrison-2nd. The condition was to require detached single family homes.</p>

		amendments to the Pioneer Crossing PUD that affect the level of service “E or “F” of the roadways within the approved TIA to be reviewed by the Transportation staff through a TIA amendment. Therefore, in future formal PUD amendments, TIA addendum recommendations will be presented in a memorandum to the Land Use Commission and City Council for their consideration.	
C814-96-0003.06 (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); 1 st reading 7/28/05: Approved PUD amendment (7-0); 2 nd /3 rd 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); 1 st reading 5/12/05: Approved PUD amendment (6-0); 2 nd /3 rd 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 31, 2019

ACTION:

ORDINANCE READINGS: 1st

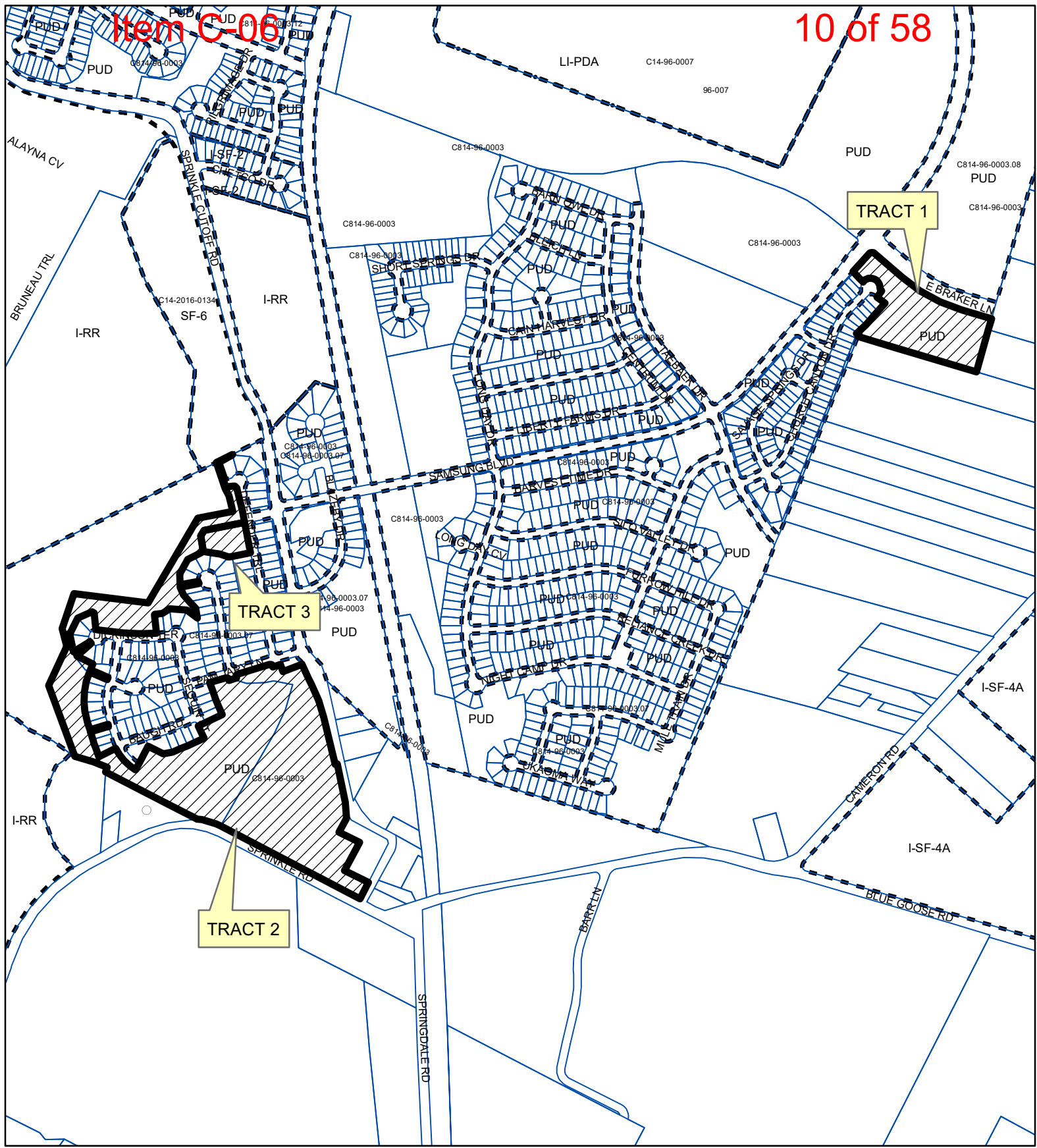
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

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: (512) 974-3057
sherri.sirwaitis@austintexas.gov



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT
ZONING CASE#: C814-96-0003.15

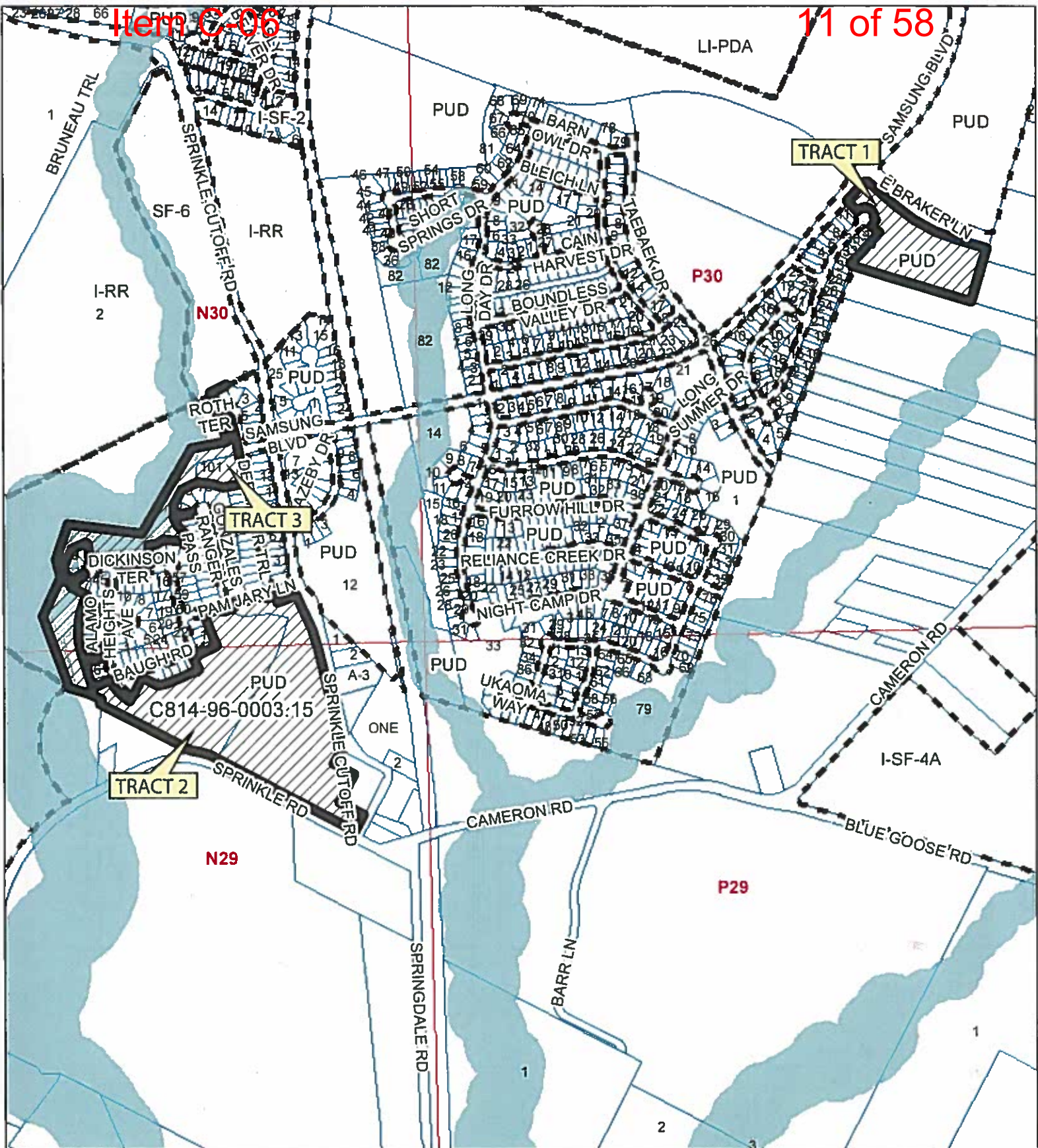
1" = 800'

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Created: 2/27/2019



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1" = 800'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

PIONEER CROSSING PUD AMENDMENT #15

ZONING CASE#: C814-96-0003.15

LOCATION: SPRINGDALE & SAMSUNG,
BRAKER & SAMSUNG

SUBJECT AREA: 376.38 ACRES

GRID: N29, N30, & P30

MANAGER: Sherri Sirwaitis



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PIONEER CROSSING PUD AMENDMENT #15

ZONING CASE#: C814-96-0003.15

LOCATION: SPRINGDALE & SAMSUNG,
BRAKER & SAMSUNG

SUBJECT AREA: 376.38 ACRES





GRID: N29, N30, & P30

MANAGER: Sherri Sirwaitis

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1" = 800'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

STAFF RECOMMENDATION

The staff recommends the 15th amendment to the Pioneer Crossing PUD with the modified language for Part 13 of the original PUD Ordinance No. 970410-I and with the dedication of an eight (8) acre parcel of land along Parcel W23 as additional parkland to the City.

BASIS FOR RECOMMENDATION

- 1. The Planned Unit Development District (PUD) is intended for large or complex developments under unified control planned as a single contiguous project. The PUD is intended to allow single or multi-use projects within its boundaries and provide greater flexibility for development proposed within the PUD.*

The proposed 15th amendment to the Pioneer Crossing PUD will satisfy the parkland dedication requirement for Parcels E19, E20, E20A, W21 and W22 in the PUD and will permit the applicant to move forward with subdivision and site plan applications on these parcels.

This PUD amendment will maintain the benefits/superiority of the PUD through a compromise by the applicant and the City staff to provide for parkland amenities in this area of the development.

Existing Land Use

The site under consideration is part of an existing PUD that consists of 1549.23 acres of land located primarily to the south of the intersection of Parmer Lane and Dessau Road.

Austin Water Utility

No comment on PUD amendment.

Comprehensive Planning

This property is part of the **Pioneer Crossing PUD**, a mixed use project, which includes mixed residential, commercial, community recreation, and public parks. This is the #15 amendment to the Pioneer Crossing PUD. This specific amendment concerns several sites (41.14 acres in total), dispersed throughout the project area (see connectivity map below for site dispersion.). The amendment proposes to increase workforce housing supply by including 133 single family homes. Additionally the PUD will be amended as it relates to parkland dedication. According to the applicant, “*All parkland parcels in the Pioneer Crossing PUD have been dedicated saved and except Parcel W23S as shown on the Land Use Plan.*” Note on PUD amendment:

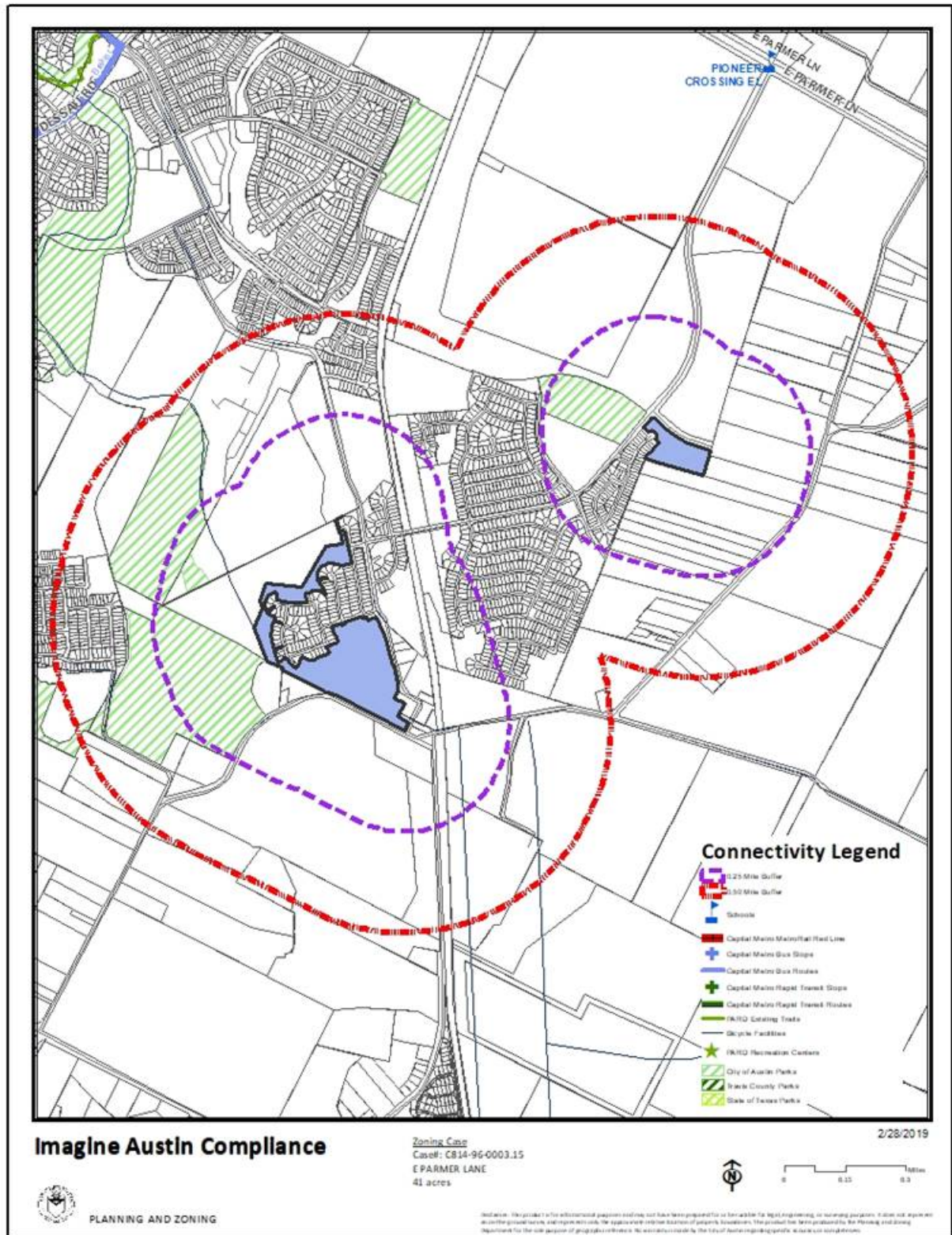
As of February 22, 2019, Parcel Nos. W10, W20 and E17 have been dedicated to the City. Notwithstanding any interpretation of this Part 13 to the contrary, the Owners of any parcel of land shown in the Land Use Plan, or any portion of any parcel of land shown in the Land Use Plan, other than "Parcel W23S", shall have no obligation to cause the dedication of Parcel W23S to the City. The City shall not withhold approval (and if applicable, the recordation) of any plats, plans, permits, licenses, consents, approvals or other authorizations required to use or develop any parcel or portion thereof (other than Parcel W23S) because the Owner Parcel W23S has failed or refused to dedicate Parcel W23S.

Imagine Austin

The Imagine Austin Growth Concept Map identifies one portion of the site for this specific amendment being located to the south of East Braker Lane and also along an **Activity Corridor**. The other areas of this amendment are not located along an Activity Corridor or by an Activity Center. 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. The following Imagine Austin policy is applicable to this case:

- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

This PUD Amendment #15 proposes to increase workforce housing and parkland supply. Coupled with the PUD location along an Activity Corridor, this amendment appears to support Imagine Austin.



Drainage

No comments.

Environmental

No comments.

Floodplain

Reviewer notes: “100-year floodplain” is repeatedly referenced within the document. The boundaries of the 100-year floodplain will be changing as part of the City of Austin’s implementation of the recent Atlas 14 study. It is almost guaranteed that any easement already dedicated to contain the 100-year floodplain will be insufficient once code/rule changes related to Atlas 14 are implemented.

FP 1. 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 by the end of spring 2019. In order to minimize flood risk to our community and better ensure that all the lots in this subdivision can be developed in the future, the City of Austin recommends that you consider the 500year floodplain as a surrogate for the 100-year floodplain when developing this area. 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:

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

Parks and Recreation

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

Site Plan

Letter provided by applicant states that the proposed change is solely addressing the parkland dedication. Site plan has no comments at this time.

Transportation

No comments.

Water Quality

No comments.



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February 22, 2019

Mr. Greg Guernsey, Director
Planning and Zoning Department
City of Austin
301 West Second Street
Austin, Texas 78701

RE: **Planned Unit Development Zoning Amendment Application** (the “Application”) for Pioneer Crossing PUD, City of Austin File No. C814-96-0003 (the “PUD”) for approximately 41.14 acres located at 10930 Defender, at the intersection of Sprinkle Cut Off Road and Samsung Boulevard, and at the intersection of Samsung Boulevard and East Braker Lane (end of Church Canyon Drive), Austin, Texas (collectively, the “Property”)

Dear Mr. Guernsey:

This firm represents, and this letter is submitted on behalf of, Continental Homes of Texas, L.P. (the “Applicant”) as the owner of the Property and the applicant in the above-referenced Application. The Applicant intends to develop approximately 133 work-force affordable single-family homes on the Property in multiple residential subdivision sections together with certain recreational amenities (the “Project”). However, at this time, necessary Project approvals, which are currently pending with the City of Austin (the “City”) and are very near completion, are being held up by City staff due to conflicting interpretations of a PUD provision related to the dedication of parkland that is not part of the Property and is not owned by the Applicant.

The Applicant has previously contended and continues to strongly assert that such dedication of other land by other persons is not a PUD requirement for the Project or the Property. However, the Applicant was advised by the City Law Department that such dedication would nevertheless be required and invited the Applicant to request a revision to the PUD. The purpose of this Application is solely to amend the PUD as it relates to such parkland dedication, as suggested by the Law Department. This Application does *not* alter or affect any land use, development intensity, traffic generation or other matters related to the use and development of the Property.

Under Part 13 of the Pioneer Crossing PUD, dedication of certain parcels of land for fulfillment of the parkland dedication requirement is to be made by the “Owner” at the time of final plat approval for land contiguous to parcels designated as parkland in the PUD Land Use Plan (“Land Use Plan”). All parkland parcels have been dedicated, save and except “Parcel W23S” as shown on the Land Use Plan. While the Applicant has contended and continues to assert that the definition of “Owner” means the owner of the parkland parcels and that the Applicant has no actual obligation to cause the dedication of land it does not own, the City’s position continues to be that the Applicant (a private party without any zoning enforcement authority) is somehow required to cause

the dedication of Parcel W23S on the Land Use Plan which it does not legally own. As a result of the City's stance, development on all unimproved sections of the PUD (not only the Property) is being stalled and causing significant delay in the construction of a total of 593 single-family homes and 2,200 multifamily units in the Desired Development Zone.

Parcel W23S is owned by ART Collection, Inc. ("ART"). Based on information and belief, and despite ART's full knowledge of and, through its ownership, consent to the dedication of Parcel W23S, ART has continued to refuse to fulfill its obligation under the PUD to dedicate Parcel W23S, which can only be used as parkland under the PUD. The City retains the full zoning power and authority to enforce the PUD requirements as against ART to compel compliance with the requirements of the PUD. The City has failed and refused to do so, and is instead withholding the Applicant's otherwise compliant and pending approvals even though the City knows the Applicant has no ability to compel the dedication of Parcel W23S.

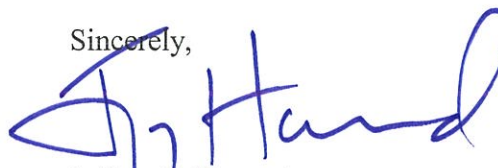
Over the last two and half years, the Applicant has worked tirelessly to reach an amicable solution to ART's refusal to complete the dedication of Parcel W23S including:

- Attempted in 2016, 2017 and 2018 to contact and persuade ART to complete the dedication; and
- Offered and dedicated other lands to the City near Parcel W23S and outside the Pioneer Crossing PUD boundaries for the Walnut Creek Trail with the intent to make Parcel W23S no longer necessary for the completion of the trail.

The continued hold on Project approvals by the City is effectively a moratorium on housing for the undeveloped portions of the 1,548 acre Pioneer Crossing PUD. Despite the City's absolute authority to enforce the PUD ordinance against ART, the party solely responsible for the dedication of Parcel W23S, the City Law Department has instead encouraged the Applicant to revise the Pioneer Crossing PUD Ordinance. As such, on behalf of the Applicant, we are submitting this Application to amend the PUD to (i) modify Part 4 related to the definition of "OWNER", (ii) modify Part 13 related to parkland dedication, a condition of approval for the PUD zoning district, and (iii) add a new provision waiving and authorizing a reimbursement of any and all City required submittal fees related to this PUD amendment

We understand that this request constitutes a "substantial amendment" pursuant to Section 3.1.3 of Division 5, Article 2 of Chapter 25-2, and look forward to working with the City and all applicable stakeholders. If you have any questions or comments, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,



Jeffrey S. Howard

Tract 1: 10930 Defender Trail, Austin, TX 78653

Travis County Tax Parcel: 897924

Legal Description: Lot 101, Block EE of Pioneer Crossing East Section 17

Acreage: 1.1750 acres

Deed: Doc #2016128108 and #2016128109

Tract 2: 805 feet south from the intersection of Samsung Boulevard and Sprinkle Cut Off Road

Travis County Tax Parcel: 568058 and 568060

Legal Description: 32.16 acres out of that certain tract described as Part 3 recorded in Document No. 2010001936 and that certain tract described as Part 5 recorded in Document No. 2014009613, both out of the Official Public Records of Travis County, Texas

Acreage: 32.16 acres

Deed: Doc #2016128108 and #2016128109

Tract 3: 364 feet east from the intersection of Samsung Boulevard and East Braker Lane (end of Church Canyon Drive)

Travis County Tax Parcel: 780844

Legal Description: 6.32 acres of the Lucas Munoz Survey No. 55, Abstract No. 513, Travis County, Texas

Acreage: 6.32 acres

Deed: Doc #2016128108





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June 21, 2019

Sherri Sirwaitis, Case Manager
Planning & Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78767-8810

Re: Pioneer Crossing PUD Amendment #15; Case Number: C814-96-0003.15

Dear Sherri:

On behalf of the Applicant of the above-referenced case, I am writing to notify you that, after many months of discussion and based on numerous meetings and conversations, the City staff and the Applicant have agreed that (1) the Applicant will dedicate to the City an approximately 8 acre parcel along Parcel W23 as additional parkland, and (2) PARD and City staff will support a PUD revision that allows development to continue based on such dedication, even though Parcel W23 has not been dedicated. There are some details about the mechanics of the dedication that have also been agreed to (such as easements to be reserved in the parkland and how the dedication will occur). All of this has been confirmed and agreed to in emails between PARD and the Applicant.

Enclosed is revised PUD Ordinance language, based on language Lee Simmons, City Assistant Attorney, had sent me and modified to fit the specifics of the agreed upon resolution. Also enclosed is the parkland tract with the reserved easements referenced.

There was only one outstanding comment on the PUD amendment application – PARD. With this resolution, we are respectfully asking (1) that PARD clear its comment, (2) that City staff recommend the case for approval, (3) that we be scheduled for the earliest available Zoning and Platting Commission and Council meetings, and (4) that the legal holds on the pending Section 18 plat (subject to the agreed upon new parkland dedication), Section 19 plat, Section 16 amenity center site plan (CUP), and the Section 17 replat all be lifted. The approval of the Section 18 plat will not occur before the PUD revision is finally approved.

If we need to meet to discuss any of this further, we are happy to do so and would request that happens as soon as possible. On behalf of the Applicant, I want to sincerely thank all of staff's good work on this resolution. We very much appreciate everyone's efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Howard', is written over the typed name 'Jeffrey S. Howard'.

Jeffrey S. Howard

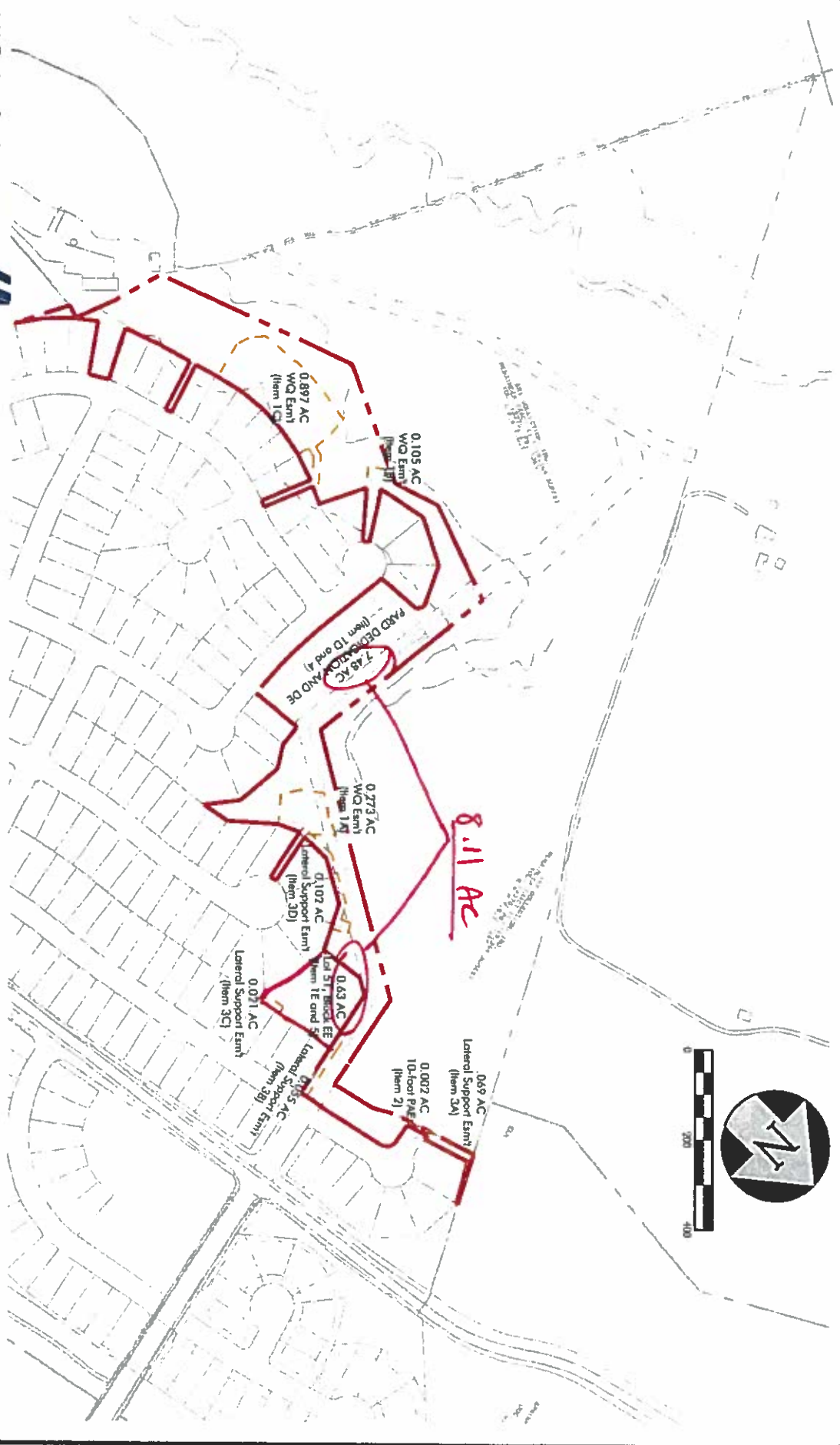
PART 13.

- (a) 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.
- (b) Notwithstanding the requirements of subsection (a), the future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:
- (1) drainage and water quality easements as shown on Exhibit "A";
 - (2) a 10' public access easement as shown on Exhibit "A".
 - (3) lateral support easements as shown on Exhibit "A"; and
 - (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.

006-908 B07Y-PARD Tracts & Easements Item Default: 5/7/2019 11:26:56 AM

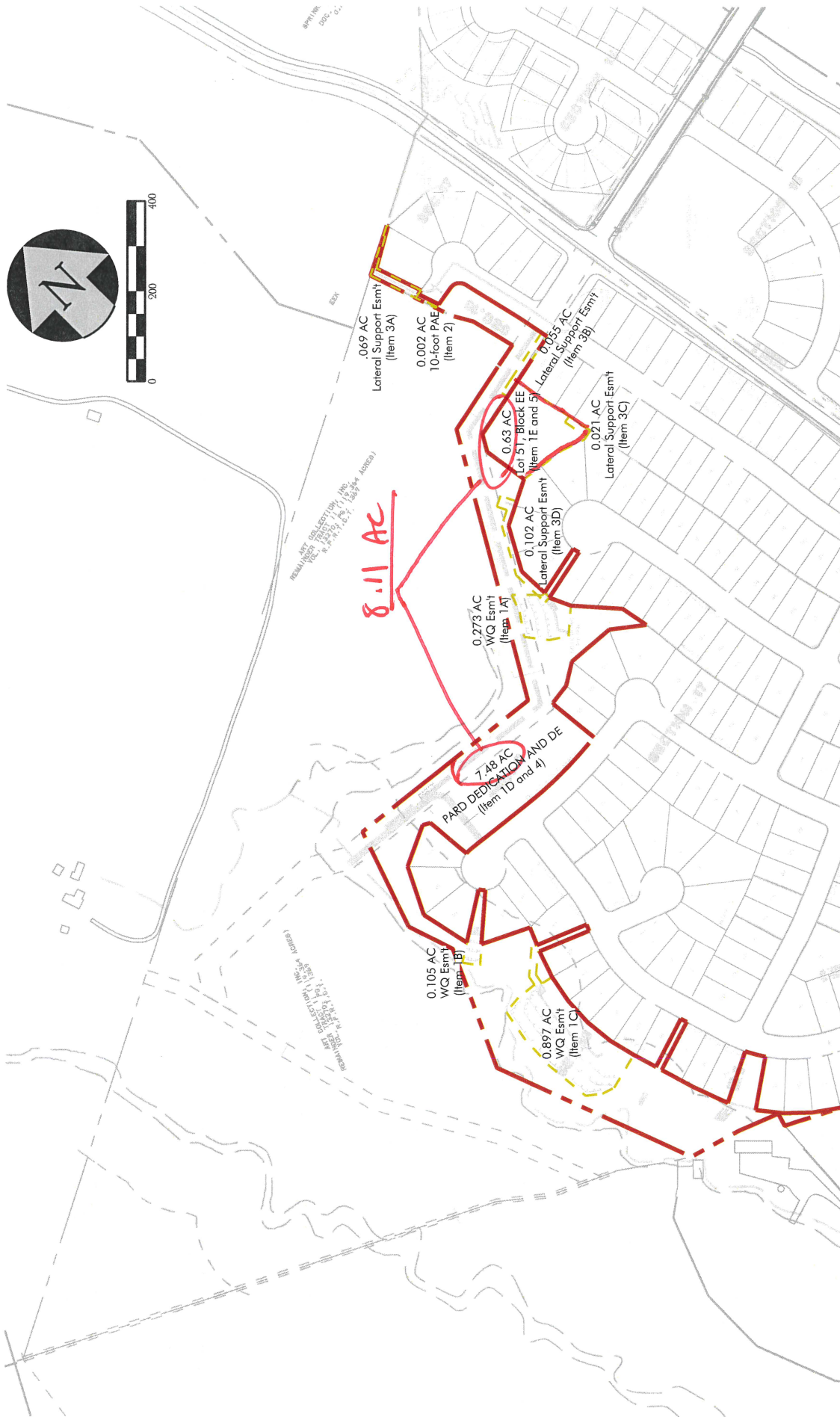
LJA Engineering, Inc.
7500 Rubio Boulevard
Building B, Suite 100
Austin, Texas 78755
Phone 817.438.4700
FPH-1386

**PIONEER CROSSING EAST SECTION 18
PARKLAND AGREEMENT TRACTS AND EASEMENTS**



PART 13.

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 - (3) lateral support easements as shown on Exhibit "A"; and
 - (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.



PIONEER CROSSING EAST SECTION 18
PARKLAND AGREEMENT TRACTS AND EASEMENTS

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:

- 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 Samsung 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.

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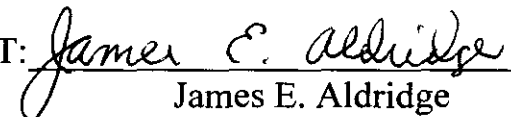
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

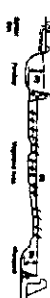
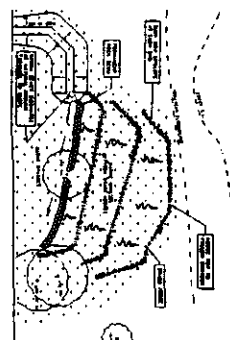
(b) Notwithstanding the requirements of subsection (a), the future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:

- (1) drainage and water quality easements as shown on Exhibit "A";
- (2) a 10' public access easement as shown on Exhibit "A";
- (3) lateral support easements as shown on Exhibit "A"; and
- (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.

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ANALYSIS OF THE DATA

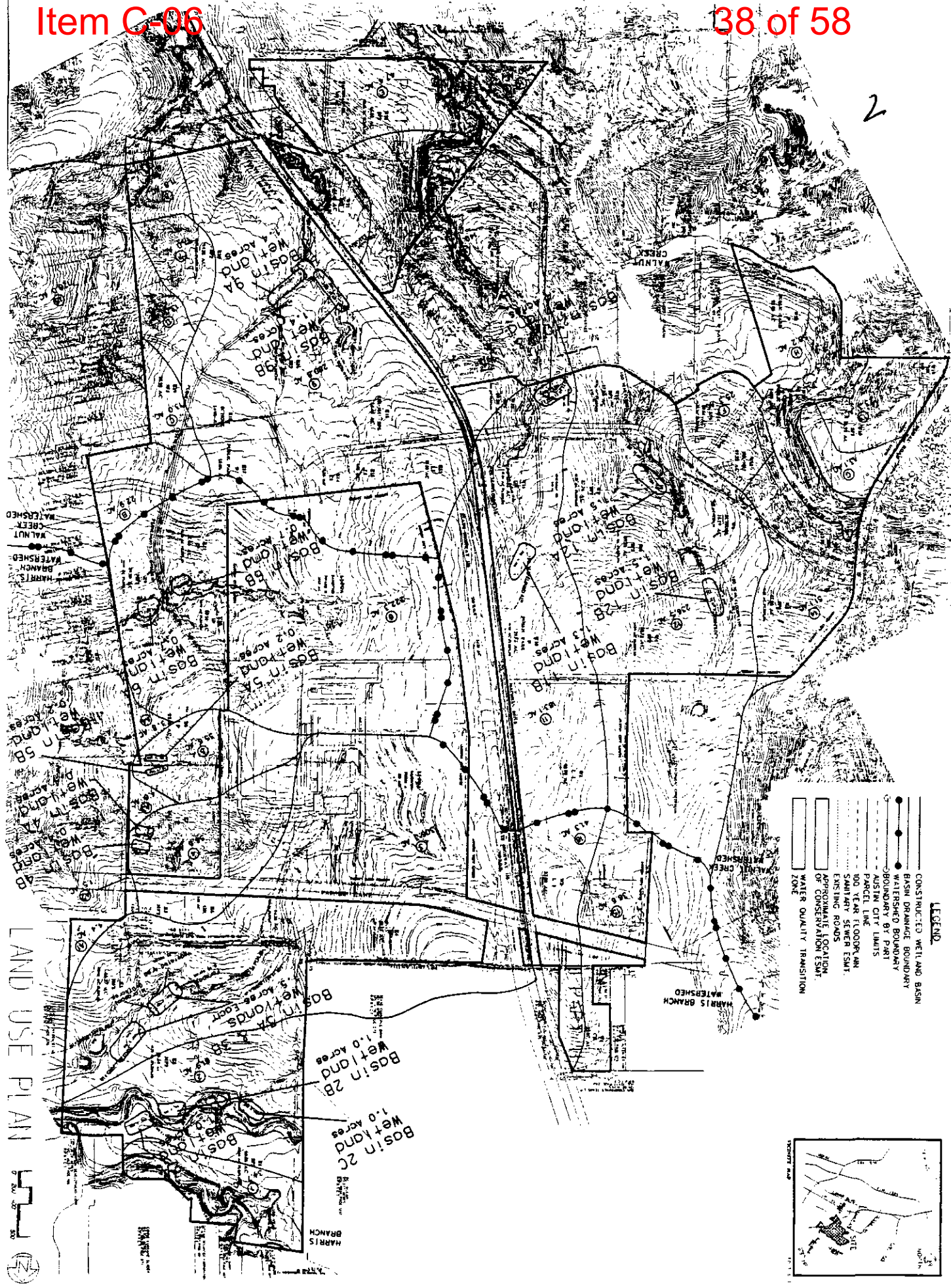
Year	Number of students	Number of students who completed the course	Number of students who completed the course with honors	Number of students who completed the course with distinction	Number of students who completed the course with high honors	Number of students who completed the course with highest honors
1999	100	85	15	10	5	5
2000	110	90	18	12	6	6
2001	120	95	20	14	7	7
2002	130	100	22	16	8	8
2003	140	105	24	18	9	9
2004	150	110	26	20	10	10
2005	160	115	28	22	11	11
2006	170	120	30	24	12	12
2007	180	125	32	26	13	13
2008	190	130	34	28	14	14
2009	200	135	36	30	15	15
2010	210	140	38	32	16	16
2011	220	145	40	34	17	17
2012	230	150	42	36	18	18
2013	240	155	44	38	19	19
2014	250	160	46	40	20	20
2015	260	165	48	42	21	21
2016	270	170	50	44	22	22
2017	280	175	52	46	23	23
2018	290	180	54	48	24	24
2019	300	185	56	50	25	25
2020	310	190	58	52	26	26
2021	320	195	60	54	27	27
2022	330	200	62	56	28	28
2023	340	205	64	58	29	29
2024	350	210	66	60	30	30
2025	360	215	68	62	31	31
2026	370	220	70	64	32	32
2027	380	225	72	66	33	33
2028	390	230	74	68	34	34
2029	400	235	76	70	35	35
2030	410	240	78	72	36	36

[illegible]

The image shows a document page with a grid pattern, likely a ledger or a form. The page is heavily obscured by horizontal black bars, which appear to be redaction marks or scanning artifacts. The grid lines are visible, suggesting a table structure. The text is mostly illegible due to the redaction.

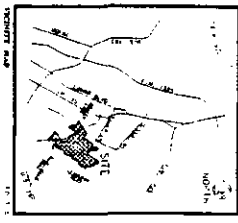
970410 ±

2



LAND USE PLAN

- LEGEND**
- CONSTRUCTED WETLAND BASIN
 - BASIN DRAINAGE BOUNDARY
 - WATERSHED BOUNDARY
 - BOUNDARY BY PART
 - AUSTIN CITY LIMITS
 - PARCEL LINE
 - 100 YEAR FLOODPLAIN
 - SEWER MAIN
 - SEWER EMIT
 - EXISTING ROADS
 - APPROXIMATE LOCATION OF CONSERVATION ESMT.
 - WATER QUALITY TRANSITION ZONE



PERMITTED USES TABLE

DATE		DESCRIPTION		AMOUNT		CHECK NO.		DATE		DESCRIPTION		AMOUNT		CHECK NO.	
10/1/77	10/1/77	100.00	100	10/1/77	10/1/77	100.00	100	10/1/77	10/1/77	100.00	100	10/1/77	10/1/77	100.00	100
10/2/77	10/2/77	100.00	101	10/2/77	10/2/77	100.00	101	10/2/77	10/2/77	100.00	101	10/2/77	10/2/77	100.00	101
10/3/77	10/3/77	100.00	102	10/3/77	10/3/77	100.00	102	10/3/77	10/3/77	100.00	102	10/3/77	10/3/77	100.00	102
10/4/77	10/4/77	100.00	103	10/4/77	10/4/77	100.00	103	10/4/77	10/4/77	100.00	103	10/4/77	10/4/77	100.00	103
10/5/77	10/5/77	100.00	104	10/5/77	10/5/77	100.00	104	10/5/77	10/5/77	100.00	104	10/5/77	10/5/77	100.00	104
10/6/77	10/6/77	100.00	105	10/6/77	10/6/77	100.00	105	10/6/77	10/6/77	100.00	105	10/6/77	10/6/77	100.00	105
10/7/77	10/7/77	100.00	106	10/7/77	10/7/77	100.00	106	10/7/77	10/7/77	100.00	106	10/7/77	10/7/77	100.00	106
10/8/77	10/8/77	100.00	107	10/8/77	10/8/77	100.00	107	10/8/77	10/8/77	100.00	107	10/8/77	10/8/77	100.00	107
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10/21/77	10/21/77	100.00	120	10/21/77	10/21/77	100.00	120	10/21/77	10/21/77	100.00	120	10/21/77	10/21/77	100.00	120
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10/27/77	10/27/77	100.00	126	10/27/77	10/27/77	100.00	126	10/27/77	10/27/77	100.00	126	10/27/77	10/27/77	100.00	126
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11/7/77	11/7/77	100.00	137	11/7/77	11/7/77	100.00	137	11/7/77	11/7/77	100.00	137	11/7/77	11/7/77	100.00	137
11/8/77	11/8/77	100.00	138	11/8/77	11/8/77	100.00	138	11/8/77	11/8/77	100.00	138	11/8/77	11/8/77	100.00	138

TYPICAL NOTES

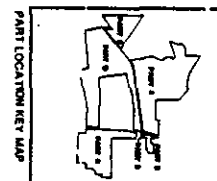
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LAND USE SUMMARY



TOTAL ACRES:	
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

[illegible]

LAND USE PLAN

ATTORNEY:

Jenkins & Gilchrist
400 CONCORDS AVE.
SUITE 2200
AUSTIN, TEXAS 78701
(512) 499-1809

WATER QUALITY ENGINEERS



ENVIRONMENTAL CONSULTANTS


THE UNIVERSITY OF ALABAMA

PIONEER CROSSING
P. U. D.
EXHIBIT H

CONTACT:
JAMES JEROME COBBINS, OWNER
1717 WEST 6th STREET
SUITE 300
ASTORIA, OREGON 97103
PHONE: (503) 325-1234

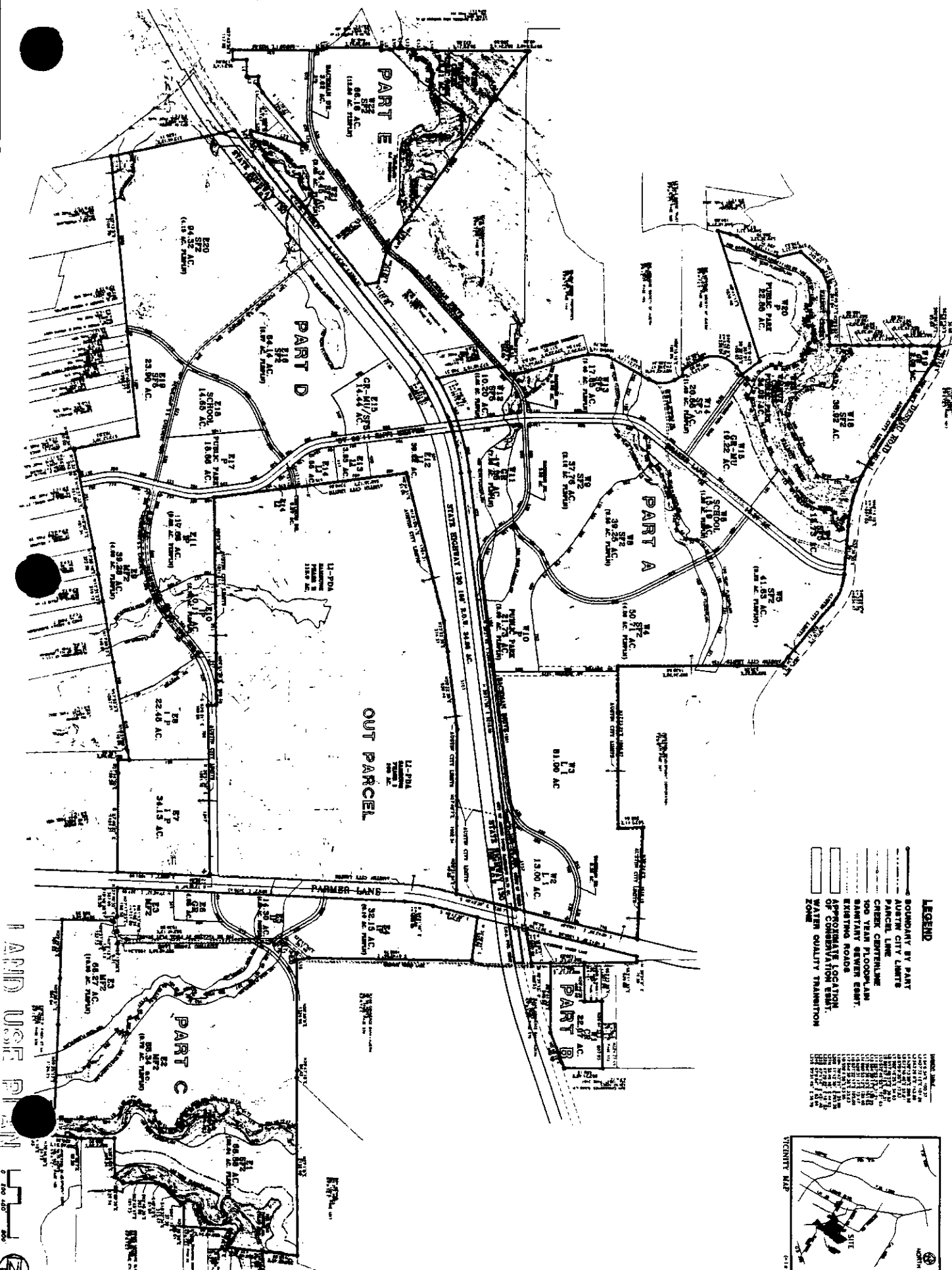
TRAFFIC CONSULTANTS
Private Strategists, Inc.
1712 E. 9th, Grapewind
Austin, Texas 78701
Phone: (512) 474-0804

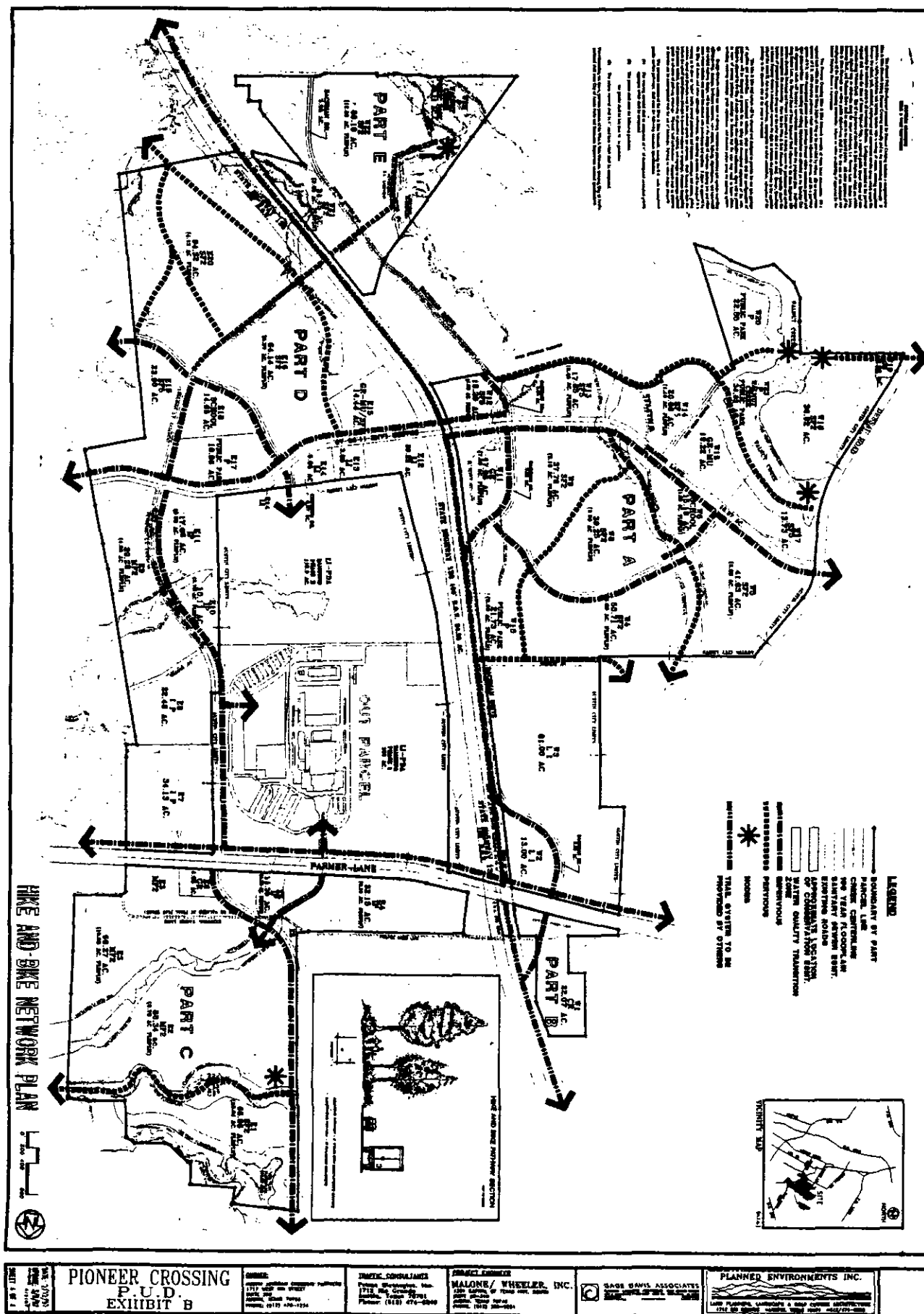
BRACKET NUMBER
MALONE/ WHEELER, INC
1201 CAPITAL OF TEXAS HWY, DALLAS
TX 75240-390
ATTN: JIMMY WHEELER 767-68
PHONE: (214) 352-0000

 GAGE DAVIS ASSOCIATE
P.O. BOX 10000, NEW YORK, NY 10001



PLANNED ENVIRONMENTS INC.
LAND PLANNING, LANDSCAPE & GOLF COURSE ARCHITECTS





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

Land Use by Parcel	Gross Acres	Front	Side	Rear	Interior Side	Minimum Lot Size	Max. Bldg. Height	Allow. Imp. Cover. (1)	Units/Acre or F.A.R.	# of units/ square footage
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-story (2)	60%	16.0	1,280.0
E3	66.27	25'	15'	10'	5'	8000 sq.ft.	40' or 3-story (2)	60%	13.6	899.0
E9	39.28	25'	15'	10'	5'	8000 sq.ft.	40' or 3-story (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 F.A.R.	86.4 du/ or 80,000 sq.ft.
Subtotal Mixed Use	33.66									

I-104079

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. (I)	Units/ Acre or F.A.R.	# of units/ square footage
Industrial/Commercial		Front Side Rear Interior Side					
GR Community Commercial							
F6	04.05	10'	10'	-	-	0.304	53,578.8
W11	17.55	10'	10'	-	-	0.301	229,996.8
W19	02.00	10'	10'	-	-	0.299	26,000.0
Subtotal GR	23.60						197,190.8
Industrial Park							
E4	32.15	25'	25'	10'	10'	0.391	547,596.0
E5	14.30	25'	25'	10'	10'	0.395	257,875.2
E7	34.13	25'	25'	10'	10'	0.400	594,158.4
E8	22.48	25'	25'	10'	10'	0.400	392,040.0
E10	10.11	25'	25'	10'	10'	0.400	175,982.4
E11	17.66	25'	25'	10'	10'	0.401	308,404.8
Subtotal IP	130.83						2,277,316.8
Light Industrial							
W2	13.00	-	-	10'	10'	0.400	228,254.4
W3	81.00	-	-	10'	10'	0.401	1,416,571.2
E12	39.22	-	-	10'	10'	0.400	683,020.8
E13	03.85	-	-	10'	10'	0.405	67,953.6
E14	05.55	-	-	10'	10'	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'	60%	
PUBLIC							
Braker Lane R.O.W.	27.30						
Beckman 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 (%)	Units/ Acre or F.A.R.	# of units/ square footage
SCHOOL		Front	Side	Rear	Interior Side		
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						
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 minimum 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:

<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
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

970410-I

<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
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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<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
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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<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
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.

Land Use

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

(Continued)

	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
Industrial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convalescent Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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	C	C	C	C	C	C	C
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	C	C	C	C	C	C	C
Group Home, Class II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Land Use

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§ 13-2-221: USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS																	
		L										LAKE COMMERCIAL					
NO	NEIGHBORHOOD OFFICE																
LO	LIMITED OFFICE																
GO	GENERAL OFFICE																
CR	COMMERCIAL RECREATION																
LR	NEIGHBORHOOD COMMERCIAL																
GR	COMMUNITY COMMERCIAL																

Land Use

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§ 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

Land Use

§ 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

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Land Use

§ 13-2-221: USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS												
INDUSTRIAL DISTRICT				SPECIAL PURPOSE DISTRICTS								
IP	LI	MI	R&D	INDUSTRIAL PARK LIMITED INDUSTRIAL SERVICES MAJOR INDUSTRY RESEARCH AND DEVELOPMENT	DR AG AV PUD P	DEVELOPMENT RESERVE AGRICULTURAL AVIATION SERVICES PLANNED UNIT DEVELOPMENT PUBLIC	DR	AV	AG	PUD	P	
				Residential Uses	IP	LI	R&D					
				Single-Family Residential	-	-	•		-	C	+	++
				All Other Residential Uses	-	-	•		-	-	+	++
				Commercial Uses	IP	MI	R&D		AV	AG	PUD	P
				Administrative and Business Offices	P	P	•		••	-	+	++
				Agricultural Sales and Services	P	P	•		-	-	+	++
				Art and Craft Studio (Limited)	P	P	•		-	-	+	++
				Art and Craft Studio (General)	P	P	•		-	-	+	++
				Art and Craft Studio (Industrial)	P	P	•		-	-	+	++
				Automotive Rentals	P	P	•		••	-	+	++
				Automotive Repair Services	P	P	•		••	-	+	++
				Automotive Sales	P	P	•		-	-	+	++
				Automotive Washing [of Any Type]	-	P	•		••	-	+	++
				Building Maintenance Services	P	P	•		-	-	+	++
				Business or Trade School	P	P	•		-	-	+	++
				Business Support Services	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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Land Use

§ 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

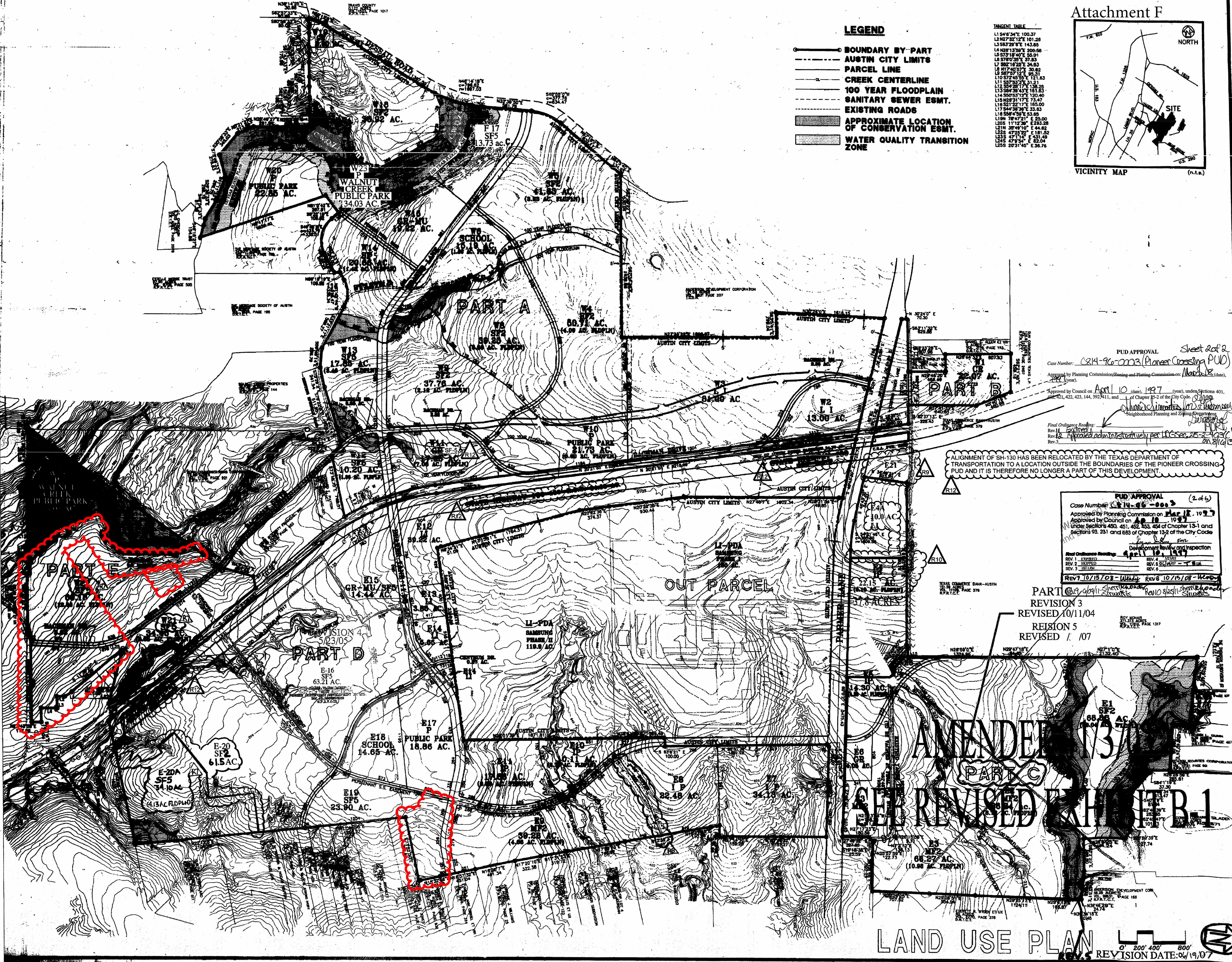
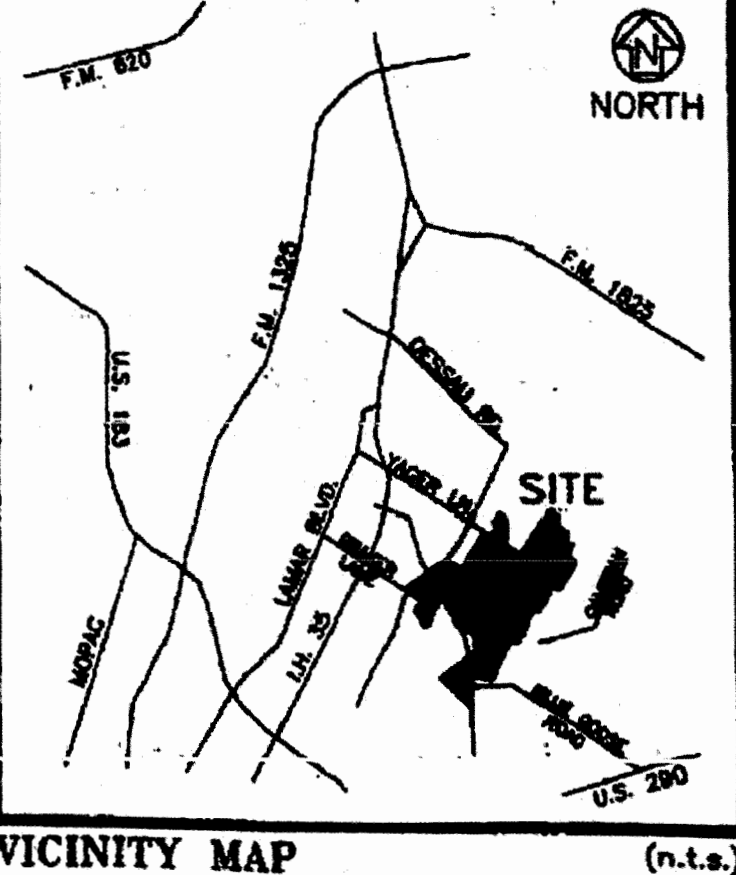
Attachment F

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

TANGENT TABLE

L1	540.347	100.27
L2	107.302	101.28
L3	583.297	143.85
L4	428.130	200.58
L5	523.187	260.91
L6	570.035	37.83
L7	502.102	34.63
L8	117.403	30.82
L9	527.245	121.43
L10	527.245	121.43
L11	527.245	121.43
L12	527.245	121.43
L13	527.245	121.43
L14	527.245	121.43
L15	527.245	121.43
L16	527.245	121.43
L17	527.245	121.43
L18	527.245	121.43
L19	527.245	121.43
L20	527.245	121.43
L21	527.245	121.43
L22	527.245	121.43
L23	527.245	121.43
L24	527.245	121.43
L25	527.245	121.43



PUD APPROVAL
Case Number: 0214-96-0003 (Pioneer Crossing PUD)
Approved by Planning Commission/Planning Commission on: March 18, 1997
Approved by Council on: April 10, 1997
Final Ordinance: 1997-10-15-08-10003

PUD APPROVAL (2.46)
Case Number: 0214-96-0003
Approved by Planning Commission on: March 18, 1997
Approved by Council on: April 10, 1997
Final Ordinance: 1997-10-15-08-10003

REVISION 3
REVISED 10/11/04
REVISION 5
REVISED 1/10/07

LAND USE PLAN
REVISION DATE: 04/19/07

REPLACEMENT SHEET

PLANNED ENVIRONMENTS INC.

GAGE DAVIS ASSOCIATES

MALONE / WHEELER, INC.

PROJECT ENGINEER

TRACIC CONSULTANTS

OWNER

PIONEER CROSSING P.U.D. EXHIBIT B

DATE: 2/12/07
REVISED: 3/6/07
REVISED: 3/26/07

SHEET 286 G