

ORDINANCE NO. 040805-45

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED GENERALLY ALONG THE EAST SIDE OF EAST DESSAU ROAD NEAR THE INTERSECTIONS OF DESSAU ROAD AND APPLGATE DRIVE, DESSAU ROAD AND MEADOWMEAR DRIVE AND DESSAU ROAD AND CHILDRESS DRIVE, AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO TRADITIONAL NEIGHBORHOOD (TND) DISTRICT ON APPROXIMATELY 278 ACRES OF LAND GENERALLY KNOWN AS THE PIONEER HILL TND PROJECT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to traditional neighborhood (TND) district on the property described in Zoning Case No.C14T-03-0001, as approximately 277.393 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, generally known as the Pioneer Hill TND, locally known as the property located east of East Dessau Road near the intersections of Dessau Road and Applegate Drive, Dessau Road and Meadowmeare Drive, and Dessau Road and Childress Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The TND shall conform to the limitations and conditions set forth in this ordinance and in the Pioneer Hill traditional neighborhood district development plan (the "TND development plan") on record at the Neighborhood Planning and Zoning Department in File No. C14T-03-0001 and attached to this ordinance as Exhibit "C". 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 apply to the Pioneer Hill TND.

PART 3. The attached exhibits or copies of originals on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C14T-03-0001 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: Zoning map
- Exhibit C: Development plan

PART 4. In accordance with Section 25-3-26 (*Regulation Modification By City Council*) of the Code, the following performance standards apply to the TND instead of otherwise applicable Code regulations.

- A. Section 25-3-3 (A) (*Overview*) is modified to increase the allowable area of the TND to 278 contiguous acres.
- B. Section 25-3-52 (C) (F) (G) (I) (N) (*Subdivision Layout Requirements*) is modified as follows:
 - 1. Subsection (C) is modified to provide that an overhead electric feeder line is allowed through the TND. A temporary overhead electrical connection to construction facilities is permitted.
 - 2. Subsection (F) is modified to provide that each lot in a subdivision, except a lot that fronts on a plaza, park or square, and abuts an alley, shall abut a dedicated public street.
 - 3. Subsection (G) is modified to provide that Workshop Area lots, Neighborhood Center commercial/mixed-use lots, and multi-family lots in the Mixed Residential Area-2 are not required to abut an alley.
 - 4. Subsection (I) is modified to provide that a street right-of-way may be expanded by two feet so that the typical planting strip may be enlarged to a width of seven feet. Sidewalks are permitted outside right-of-way within a sidewalk easement. The easement must be provided at the time of subdivision.
 - 5. Subsection (N) is modified to provide the following:
 - a. Except as otherwise provided in subsection b, the maximum block length is 1000 feet.
 - b. For a perimeter block, the Director of the Watershed Protection Development Review Department may approve a block length of up to 6,200 feet for good cause.

- c. Except as otherwise provided in subsection d, the maximum block width is 400 feet.
 - d. For a public primary educational facility, the maximum block width is 900 feet.
- C. Chapter 25-3 is modified to provide that the following site development regulations do not apply to open space lots, including squares, parks and greens: maximum front yard setback, maximum lot size, minimum lot size, minimum lot width, maximum site area, and maximum frontage buildout.
- D. Chapter 25-3 is modified to provide that open space lots and strip landscape lots used for a pedestrian path, landscaping, signage, or similar use may not be less than 2000 square feet.
- E. Sections 25-3-75 (B) (2) (a) and (B) (2) (d) (*Land Use Allocations*) are modified as follows:
 - 1. Subsection (B) (2) (a) is modified to provide that a single family residential use for a Mixed Residential Area shall be allocated not less than 45 percent and not more than 80 percent of the land area.
 - 2. Subsection (B) (2) (d) does not apply in Mixed Residential Area-1 or Mixed Residential Area-2. If commercial uses are developed in Mixed Residential Area-2, the uses may not be allocated more than ten percent of the land area.
- F. Section 25-3-73 (A) (*Community Meeting Hall*) is modified to provide that commercial uses may be located on the same lot and site as a community meeting hall. A community meeting hall may have indoor or outdoor facilities.
- G. Section 25-3-77 (2) is modified to provide that the requirements of the section be met at the time of final plat.
- H. Sections 25-3-83 (A) (1) (2), (B) (2), and (C) (*Parking*) is modified as follows:
 - 1. Subsection (A) (1) is modified to provide that except in a Workshop Area, a parking lot or garage may not be adjacent to a square or adjacent to or opposite a street intersection. A parking garage located in the Workshop Area must be located behind street frontage facades. Additional landscaping

is required to buffer pedestrian activity along the street when adjacent to a parking lot or garage.

2. Subsection (A) (2) is modified to provide that in a:

a. Neighborhood Center Area:

- (i) a parking lot is permitted along the front or side of a building abutting Dessau Road.
- (ii) a parking lot described in Subsection a. (i) may only be one-half of one bay deep.
- (iii) a surface parking lot may face an internal street, but may only be one bay deep.
- (iv) parking lots at the rear of the building have no limitation on the number of parking bays.

b. Workshop Area:

- (i) off-street parking lots in the Workshop Area may be located in the front of the building.
- (ii) a parking lot described in Subsection b. (i) may be not greater than one bay deep.

3. Subsection (B) is modified to provide that in a Neighborhood Center Area:

- a. for commercial uses other than restaurant use the required parking located on-site may not exceed a ratio of one space per 300 square feet.
- b. For a restaurant use the required parking located on-site may not exceed a ratio of one space per 100 square feet.

4. Subsection (C) is modified to provide that:

- a. for commercial uses in a Mixed Residential Area not more than 125 percent of the required parking for a use may be provided on-site.

- b. The required parking for a use in a Mixed Residential Area-1 must be provided on-site.
 - c. The required parking for a use in a Mixed Residential Area-2 may be located anywhere in the area.
 - d. In Mixed Residential Area-2 adjacent on-street parking may be applied towards the required parking for a use.
 - e. In Section 4. d, adjacent on-street parking means parking located on the same side of the street as Mixed Residential Area-2.
- I. Section 25-3-87 (F) (*Additional Regulations For All Development*) is modified to provide that:
- 1. Except as provided in Subsection 2, a townhouse must have a private rear yard not less than two hundred square feet in size.
 - 2. A townhouse that faces a park, square, plaza or green is not required to have a private rear yard. A park, square, plaza or green must have open space equal to or greater than the area obtained by multiplying the number of townhouses by 200 square feet.
 - 3. The open space referred to in Subsection J.2 shall be available for use by residents of the townhouse.
- J. Section 25-3-103 (*Location of Neighborhood Center Area*) is modified to provide that at least 80 percent of the units in the Mixed Residential Area must be within 2,000 square feet of a Neighborhood Center Area boundary.
- K. Section 25-3-104 (*Site Regulations For Neighborhood Center Area*) is modified to:
- 1. increase the lot size and the site area for commercial/multifamily condominium to a maximum of 4 acres.
 - 2. provide that a building in a Neighborhood Center Area must front along the internal streets of the TND and not front Dessau Road.

L. Section 25-3-105 (G) (*Additional Regulations for Neighborhood Center Area*) is modified to provide that a residential use may front a square or park if the first floor living space is a minimum 18 inches above the sidewalk.

M. Section 25-3-122 (*Site Development Regulations For Mixed Residential Area*) is modified as follows:

1. Civic.

Maximum lot size	12 acres
Maximum site area	12 acres

2. Townhouse.

Maximum impervious cover	75 percent for a townhouse with a private rear yard 90 percent for a townhouse without a private rear yard
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Maximum building coverage	70 percent
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3. Commercial.

Maximum lot size	4 acres
Maximum site area	4 acres

4. Multifamily in a Mixed Residential Area-2.

Maximum lot size	12 acres
Maximum site area	23 acres
Maximum front yard setback	50 feet along Dessau Road
Maximum building footprint	10,000 sq. ft.

5. Condominium.

Maximum lot size	3 acres
Maximum site area	3 acres

N. Section 25-3-124 (A) (C) (E) (*Additional Regulations For Mixed Residential Area*) is modified as follows:

1. Subsection (A) is modified to provide that compatible land uses should face across streets.
2. Subsection (C) is modified to provide that, at a three-way intersection, a commercial use is permitted at a corner location and opposite a corner location that is designated on the TND development plan.
3. Subsection (E) is modified to provide that in the Mixed Residential Area-2, there may not be more than 24 dwelling units in a single structure.

O. Section 25-3-173 (*Site Development Regulations For Workshop Area and Employment Center Area*) is modified as follows:

1. Subsection (2)

Maximum lot size	7 acres
Average lot size	5 acres

2. Subsection (3)

Maximum site area	28 acres
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3. Subsection (5)

Minimum frontage buildout	60 percent
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4. Subsection (8)

Maximum front yard setback along Dessau Road	100 feet
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Maximum front yard setback along internal streets	85 feet
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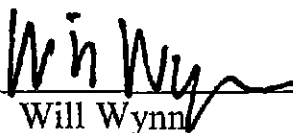
- P. Section 25-6-51 (*Reservation of Right-of Way*) is modified to provide that the City does not require the reservation of 100 feet from the centerline of Dessau Road.
- Q. Section 25-6-55 (*Dedication of Right-of Way*) is modified to provide that a dedication of 75 of right-of-way from the centerline of Dessau Road is not required to accommodate estimated traffic generated by the proposed TND.
- R. Sections 25-8-341 (*Cut Requirements*) and 25-8-342 (*Fill Requirements*) are modified as follows:
1. Cut and fill of land in a roadway right-of-way may not exceed a depth of eight feet.
 2. Cut and fill in a roadway may be contained outside the right-of-way within a slope easement.
 3. Cut and fill on land outside the right-of-way may not exceed ten feet of depth.
 4. There is not a depth limitation for a water quality pond.
- S. Section 25-2-513 (*Openness of Required Yards*) applies to the TND. Notwithstanding the previous sentence, a stoop, open porch or balcony may extend into the front setback not more than five feet.

PART 5. This ordinance takes effect on August 16, 2004.

PASSED AND APPROVED


August 5, 2004

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Will Wynn

Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:


Shirley A. Brown
City Clerk

ANNEXATION TRACT - Morse Tract

THAT PART OF THE JAMES O. RICE SURVEY NO. 31 IN TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT DESCRIBED AS 97.95 ACRES IN A DEED TO FRED C. MORSE, OF RECORD IN VOLUME 3448, PAGE 406, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT DESCRIBED AS 160.0 ACRES IN A DEED TO FRED C. MORSE, OF RECORD IN VOLUME 765, PAGE 685, DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN TRACT DESCRIBED AS 6.305 ACRES IN A DEED TO J. C. OVERCASH, OF RECORD IN VOLUME 4083, PAGE 2078, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PART OF THAT CERTAIN TRACT DESCRIBED AS 252.33 ACRES IN A DEED TO TEXAS COMMERCE BANK-AUSTIN, INDEPENDENT EXECUTOR OF THE ESTATE OF ESTELLE MORSE RECORDED IN VOLUME 11105, PAGE 743 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT A TRACT OF 61,546 SQUARE FEET DESCRIBED IN A DEED TO TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 10978, PAGE 776 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING A PART OF TRACT TWO, DESCRIBED AS 37 1/2 ACRES (SOMETIMES CALLED 39.33 ACRES) CONVEYED TO JANE ANN MAXWELL, OF RECORD IN VOLUME 10860, PAGE 319, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, THE SAME BEING A PART OF THAT A TRACT OF LAND DESCRIBED IN A DEED TO FRANK H. MAXWELL OF RECORD IN VOLUME 435, PAGES 339 AND 340 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; AND THAT PART OF THE JAMES O. RICE SURVEY NO.31 AND THE LUCAS MONOS SURVEY NO. 55, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT TRACT OF LAND DESCRIBED AS 66.0 ACRES IN A DEED TO THE HERITAGE SOCIETY OF AUSTIN, INC., OF RECORD IN VOLUME 1764, PAGE 195 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the south line of said 160.0 acre tract, same also being the northwest corner of a tract of land described as 3.203 acres in a deed to Robert Rose, of record in Volume 11583, Page 700, of the Real Property Records of Travis County, Texas, same being in the east right-of-way line of Dessau Road and being the most southerly corner of the said 61,546 square foot tract of land conveyed to Travis County;

THENCE crossing the said 160.00 acre tract and along the east right of way line of Dessau Road as described in the said Deed recorded in Volume 10978, Page 776, the following five (5) courses:

1. 425.54 feet along the arc of a curve to the left, said curve having a radius of 7699.43 feet, a central angle of 3°10'00", and a chord bearing N.30°46'39"E., 425.48 feet;
2. N.29°11'39"E., 651.20 feet;
3. 230.36 feet along the arc of a curve to the right, said curve having a radius of 7579.43 feet, a central angle of 1°44'29", and a chord bearing N.30°03'54"E., 230.35 feet;
4. N.30°56'08"E., 894.58 feet;
5. 192.58 feet along the arc of a curve to the left, said curve having a radius of 754.49 feet, a central angle of 14°37'28"E., and a chord bearing N.23°37'24"E., to the west line of the said 160.00 acre tract;

EXHIBIT A

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THENCE, N.19°53'09"E., with a west line of said 160.0 acre tract, same also being the east right-of-way line of said Dessau Road, 216.29 feet to the South Line of a tract of land described as 12.49 acres in a deed to Tim and Cindy Pinson of record in Document Number 1999159414 of the Official Public Records of Travis County, Texas;

THENCE, with a north line of said 160.0 acre tract, same being the south line of said 12.49 acre tract, the following five (5) courses:

1. S.60°08'10"E., 118.12 feet;
2. S.60°21'45"E., 113.41 feet;
3. S.58°51'02"E., 183.12 feet;
4. S.60°04'16"E., 64.60 feet;
5. S.61°05'57"E., 168.66 feet to an interior ell corner of said 160.0 acre tract, same being the southeast corner of said 12.49 acre tract;

THENCE, with the west line of said 160.0 acre tract, the following four (4) courses:

1. N.23°15'40"E., 131.53 feet;
2. N.20°14'22"E., 119.23 feet;
3. N.15°39'05"E., 320.03 feet;
4. N.15°07'33"E., 88.72 feet to a point in the centerline of a branch of Walnut Creek (also called Polecat Hollow or Braker Branch), same also being the northeast corner of said 12.49 acre tract and same being in the irregular south line of a tract of land described as 5.54 acres in a deed to Tim and Cindy Pinson of record Document Number 1999091439 of the Official Public Records of Travis County, Texas;

THENCE, with the west line of said 160.0 acre tract, same also being the east line of said Document Number 1999091439 and continuing with the east line of a tract of land described as 9.818 acres in a deed to Mark and Vidette Corry, of record in Volume 13330, Page 324, of the Real Property Records of Travis County, Texas, and also continuing with the irregular east line of Lot 21, Block E, Woodcliff Amended, a subdivision of record in Book 76, Page 272, Plat Records of Travis County, Texas, all being with the centerline of a branch of Walnut Creek (also called Polecat Hollow or Braker Branch), the following fourteen (14) courses:

1. S.20°44'06"E., 116.30 feet;
2. N.79°27'19"E., 130.58 feet;
3. N.21°29'19"E., 67.47 feet;
4. N.27°02'41"W., 99.39 feet;
5. N.17°23'19"E., 99.92 feet;
6. S.78°54'41"E., 85.08 feet;
7. N.63°42'19"E., 78.89 feet;
8. S.78°33'41"E., 168.19 feet;

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9. N.60°36'19"E., 86.89 feet;
10. N.34°15'19"E., 89.94 feet;
11. N.00°26'19"E., 194.69 feet;
12. N09°32'41"W., 97.59 feet;
13. N.83°32'19"E., 57.39 feet;
14. S.70°40'00"E., 102.31 feet to point in a north line of this tract, same being the most westerly corner of said 6.305 acres;

THENCE, with the south line of said 6.305 acre tract, S.51°02'05"E., 925.99 feet to the southeast corner of said 6.305 acre tract and same being in the west line of said 97.95 acre tract;

THENCE, with the west line of said 97.95 acre tract, same also being the east line of said 6.305 acre tract and said 160.0 acre tract, the following four (4) courses:

1. N.28°44'08"E., 118.97 feet;
2. N.28°41'08"E., 191.36 feet;
3. N.28°27'08"E., 178.49 feet;
4. N.29°30'08"E., 29.98 feet to a point in the centerline of Walnut Creek, at the northwest corner of said 97.95 acre tract, same also being the northeast corner of said 6.305 acre tract, same being the northeast corner of said 160.0 acre tract and same being in an irregular south line of a tract of land described as 24.937 acres in a deed to The Heritage Society of Austin of record in Volume 11771, Page 165, of the Real Property Records of Travis County, Texas;

THENCE, with the north line of said 97.95 acre tract, same also being a portion of the irregular south line of said 24.937 acre tract and continuing with the irregular south line of a tract of land described as 66.0 acres in a deed to Heritage Society of Austin, Inc., of record in Volume 1674, Page 195, Deed Records of Travis County, Texas, all being with the centerline of Walnut Creek, the following seven (7) courses:.

1. S.40°01'27"E., 93.68 feet;
2. S.27°49'27"E., 61.63 feet;
3. S.53°19'27"E., 52.47 feet;
4. S.65°30'27"E., 97.77 feet;
5. S.57°36'27"E., 170.49 feet;
6. S.68°41'27"E., 99.93 feet;
7. S.79°54'34"E., 245.01 feet to the northeast corner of said 97.95 acre tract, same being an interior ell corner of said 66.0 acre tract;

THENCE, with the east line of this tract, same being the east line of said 97.95 acre tract, same being the west line of said 66.0 acre tract the following four (4) courses:

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1. S.25°34'16"W., 41.23 feet;
2. S.28°00'10"W., 96.75 feet;
3. S.31°30'59"W., 682.04 feet;
4. S.31°54'20"W., 31.00 feet;

THENCE crossing the said 66.0 acre tract the following two courses:

1. S.23°04'35"E., 151.83 feet;
2. S.56°47'03"E., 366.92 feet to the East line of the said 66.0 acre tract and the west line of a tract of land described as 40.768 acres in a deed to the City of Austin, of record in Volume 7679, Page 269, Deed Records of Travis County, Texas;

THENCE along the east line of the said 66.0 acre tract and the west line of the said 40.768 acre tract the following four (4) courses:

1. S.30°13'42"W., 25.86 feet;
2. S.29°44'52"W., 271.93 feet;
3. S.30°07'52"W., 85.88 feet;
4. S.33°03'12"W., 587.68 feet to the south corner of said 66.0 acre tract, same being the northerly southwest corner of the said 40.768 acres in a deed to the City of Austin, of record in Volume 7679, Page 269, Deed Records of Travis County, Texas;

THENCE, continuing with the east line of said 97.95 acre tract, same also being the west line of said 40.768 acre tract, the following three (3) courses:

1. S.13°32'38"E., 129.73 feet;
2. S.09°27'21"E., 71.10 feet;
3. S.15°07'21"E., 126.94 feet to the southerly southwest corner of said 40.768 acre tract, same being the northwest corner of a cemetery tract;

THENCE, continuing with the east line of said 97.95 acre tract, the following three (3) courses:

1. S.14°36'01"E., 220.31 feet;
2. S.12°58'52"E., 158.09 feet;
3. S.59°25'18"E., 22.21 feet to the southwest corner of said cemetery tract, same being the northwest corner of a tract of land described as 67.555 acres in a deed to the City of Austin, of record in Document Number 2000001160 of the Official Public Records of Travis County, Texas;

THENCE, continuing with the east line of said 97.95 acre tract, same also being a portion of the west line of said 67.555 acre, the following four (4) courses:

1. S.11°00'34"E., 186.47 feet;

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2. S.00°28'13"W., 497.13 feet;
3. S.32°29'43"W., 422.05 feet;
4. S.14°21'02"W., 100.10 feet to the southeast corner of said 97.95 acre tract,

THENCE N.75°05'55"W., 39.22 feet to the northeast corner of a tract of land described as 37.5 acres in a deed to Frank H. Maxwell, of record in Volume 57, Page 536, Deed Records of Travis County, Texas, and same being the most northerly corner of a tract of land described as 1.07 acres in a deed to Frank H. Maxwell, of record in Volume 539, Page 129, Deed Records of Travis County, Texas;

THENCE S.31°43'06"W., 355.15 feet along the east line of said 37 1/2 acre tract, the same being the west line of the said 1.07 acre tract;

THENCE crossing the said 37 1/2 acre tract the following six (6) courses:

1. S.68°29'06"W., 258.76 feet;
2. S.14°23'30"W., 87.59 feet;
3. S.42°31'26"W., 132.51 feet;
4. S.75°23'51"W., 119.65 feet;
5. N.60°20'29"W., 231.25 feet;
6. N.18°14'03"W., 133.37 feet to a line 20.00 feet east of and parallel with the east line of that sanitary sewer line easement conveyed to the City of Austin of record in Volume 7161, Page 1954, Deed Records of Travis County, Texas;

THENCE along said parallel line and crossing said 37 1/2 acre tract the following two (2) courses:

1. N.23°52'22"E., 243.29 feet;
2. N.23°43'13"E., 344.64 feet;

THENCE N.66°16'47"W., 40.00 feet to the west line of the said sanitary sewer line easement and to the center of a creek;

THENCE along the center of said creek and crossing the said 37 1/2 acre tract, the following 10 courses:

1. N.89°23'16"W., 28.30 feet;
2. S.74°11'40"W., 19.95 feet;
3. S.57°12'34"W., 12.50 feet;
4. N.79°59'18"W., 28.38 feet;
5. N.52°28'39"W., 19.40 feet;
6. N.13°03'36"E., 19.73 feet;
7. N.81°52'20"W., 41.99 feet;
8. S.49°05'04"W., 21.00 feet;
9. N.78°20'11"W., 20.30 feet;
10. N.45°51'04"W., 33.59 feet;

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11. N.30°02'23"W., 25.61 feet;
12. N.22°30'53"W., 39.86 feet;
13. N.32°05'12"W., 34.57 feet;
14. N.68°00'32"W., 31.50 feet;
15. N.12°59'03"E., 20.38 feet;
16. N.45°58'12"W., 34.57 feet;
17. S.58°09'07"W., 42.13 feet;
18. S.06°01'13"W., 21.36 feet;
19. S.56°30'24"W., 33.49 feet;
20. N.84°30'30"W., 35.53 feet;
21. S.23°17'52"W., 23.98 feet;
22. S.78°54'12"W., 100.62 feet;
23. N.35°14'19"W., 56.65 feet;
24. N.02°40'53"W., 37.73 feet;
25. N.17°51'49"E., 21.65 feet;
26. N.85°25'00"W., 52.83 feet;
27. N.70°46'22"W., 81.18 feet;
28. N.54°54'52"W., 45.75 feet;
29. N.65°33'36"W., 55.27 feet;
30. N.54°30'57"W., 30.34 feet;
31. S.63°40'33"W., 63.69 feet;
32. N.28°46'14"W., 47.63 feet;
33. N.11°41'15"W., 29.72 feet;
34. N.16°49'49"W., 49.55 feet;
35. N.53°27'50"W., 33.28 feet;
36. N.65°37'20"W., 22.64 feet;
37. S.55°30'23"W., 17.58 feet;
38. N.53°18'49"W., 16.89 feet;
39. N.15°49'15"W., 112.47 feet;
40. N.09°47'44"W., 31.57 feet;
41. S.87°06'32"W., 43.50 feet;

THENCE, with the east line of said 160.0 acre tract, and same also being the west line of said 37.5 acre tract S.30°52'13"W., 721.29 feet to the southeast corner of said 160.0 acre tract, same also being the southwest corner of said 37.5 acre tract, and same being in the north line of a tract of land described as 4.4188 acres in a deed to Bartlett and Bartlett of record in Volume 8844, Page 352, Real Property Records of Travis County, Texas;

THENCE, with the south line of said 160.0 acre tract, the following five (5) courses:

1. With a north line of said 4.4188 acre tract N.60°15'52"W., 111.29 feet to the northwest corner of said 4.4188 acre tract, same being the northeast corner of the Bobby R. Wagner Addition, a subdivision of record in Book 84, Page 3D, Plat Records of Travis County, Texas;
2. With the north line of said Bobby R. Wagner Addition, N.60°17'51"W., 151.11 feet to the northwest corner of said Bobby

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R. Wagner Addition, same being at the northeast corner and end of Brown Lane, 50 foot wide right-of-way;

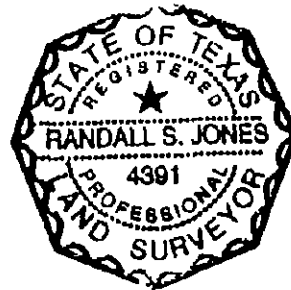
3. With the north line of said Brown Lane, N.59°59'23"W., 50.51 feet to the northeast corner of Lot 1 of the Jackson-Davis Addition, a subdivision of record in Book 50, Page 58, Plat Records of Travis County, Texas, same being at the northwest corner and end of said Brown Lane;
4. With the north line of Lot 1 and Lot 2 of said Jackson-Davis Addition N.60°03'48"W., 515.03 feet to the northwest corner of said Jackson-Davis Addition, same being the northeast corner of a tract of land described as 13.644 acres in a deed to John D. Byram, of record in Volume 10772, Page 1898 Real Property Records of Travis County, Texas;
5. With the north line of said 13.644 acre tract and continuing with the north line of said Robert Rose 3.203 acre tract, N.59°44'57"W., 1144.17 feet to the said POINT OF BEGINNING.

Containing 277.393 acres, more or less.

This description was prepared from the deeds and plats of record and does not purport to be an on-the-ground survey.

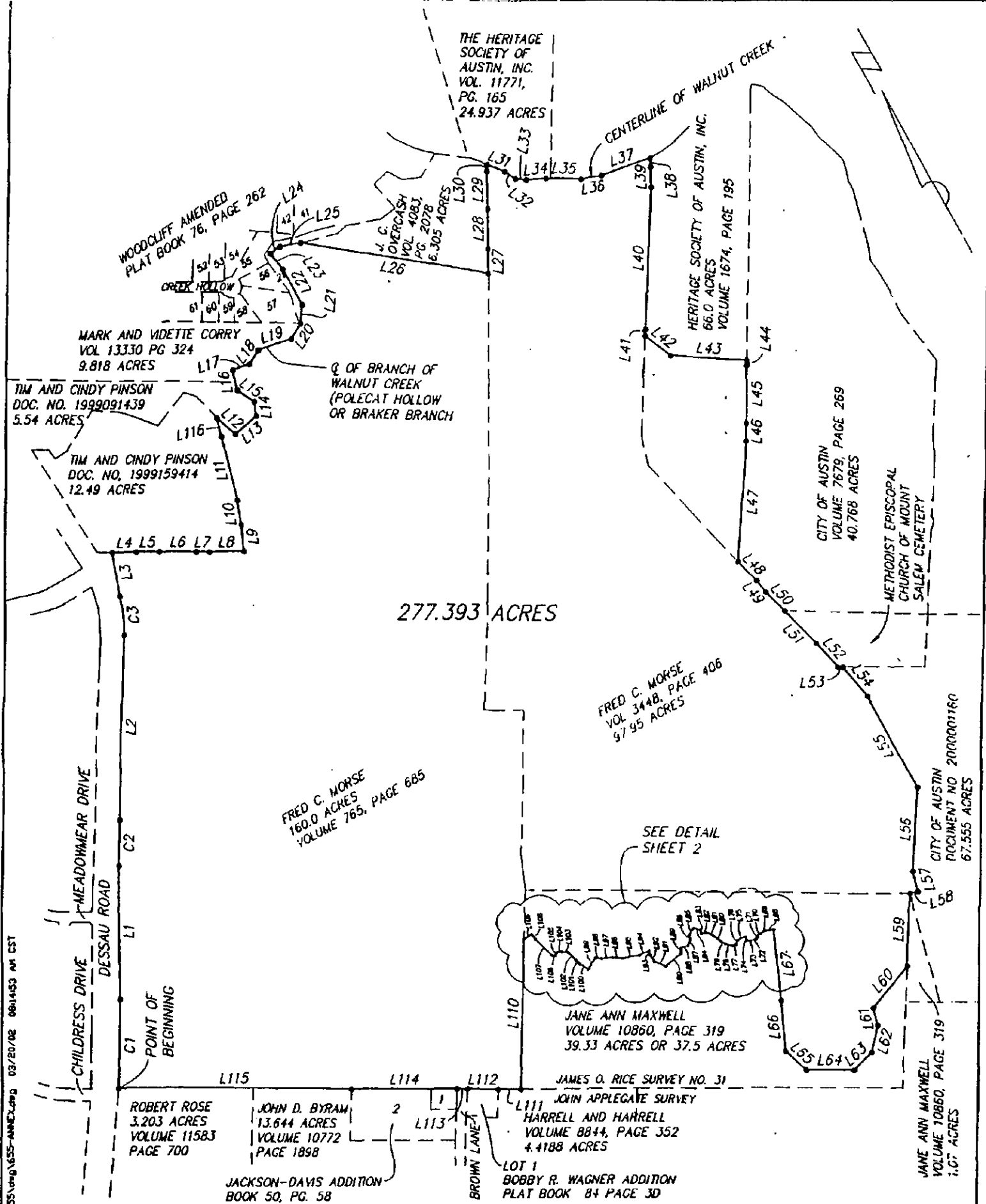
Randall S. Jones
Randall S. Jones
Registered Professional Land Surveyor No. 4391
State of Texas

3/21/02



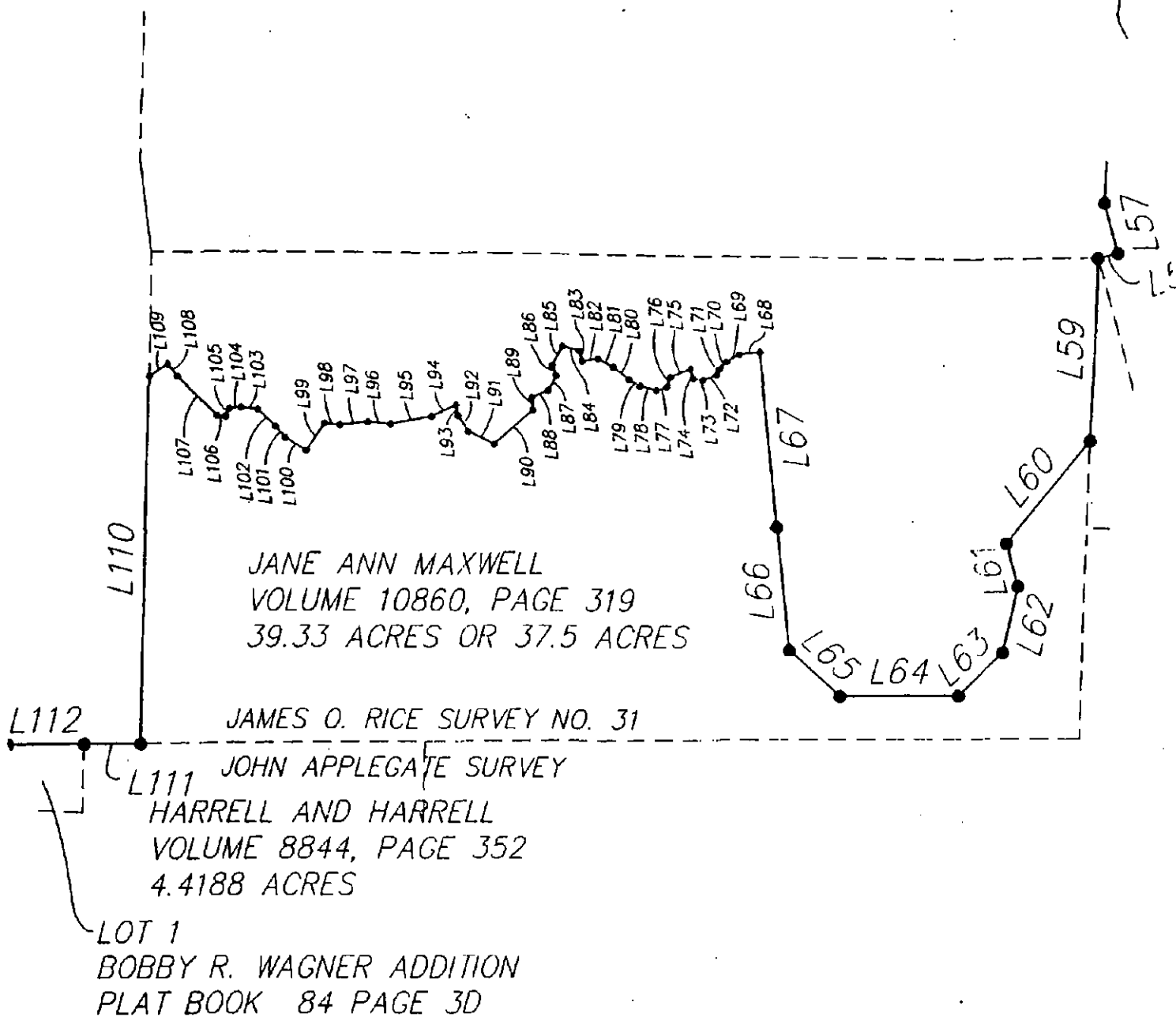
RJ Surveying, Inc.
1212 East Braker Lane
Austin, Texas 78753

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SKETCH TO ACCOMPANY DESCRIPTION
FOR ANNEXATION
SHEET 1 OF 3

RJ SURVEYING, INC.
1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793



DATE: MAR. 20, 2002

SCALE: 1"=300'

SKETCH TO ACCOMPANY DESCRIPTION
FOR ANNEXATION

SHEET 2 OF 3

RJ SURVEYING, INC.

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793

LINE TABLE		
LINE	LENGTH	BEARING
L1	651.20	N29°11'39"E
L2	894.58	N30°56'08"E
L3	216.29	N19°53'09"E
L4	118.12	S60°08'10"E
L5	113.41	S60°21'46"E
L6	183.12	S58°51'02"E
L7	64.60	S60°04'16"E
L8	168.66	S61°05'57"E
L9	131.53	N23°15'40"E
L10	119.23	N20°14'22"E
L11	320.03	N15°39'05"E
L12	116.30	S20°44'06"E
L13	130.58	N79°27'19"E
L14	67.47	N21°29'19"E
L15	99.39	N27°02'41"W
L16	99.92	N17°23'19"E
L17	85.08	S78°54'41"E
L18	78.89	N63°42'19"E
L19	168.19	S78°33'41"E
L20	86.89	N60°36'19"E
L21	89.94	N34°15'19"E
L22	194.69	N00°26'19"E
L23	97.59	N09°32'41"W
L24	57.39	N83°32'19"E
L25	102.31	S70°40'00"E
L26	925.99	S51°02'05"E
L27	118.97	N28°44'08"E
L28	191.36	N28°41'08"E
L29	178.49	N28°27'08"E
L30	29.98	N29°30'08"E
L31	93.68	S40°01'27"E
L32	61.63	S27°49'27"E
L33	52.47	S53°19'27"E
L34	97.77	S65°30'27"E
L35	170.49	S57°36'27"E
L36	99.93	S68°41'27"E
L37	245.01	S79°54'34"E
L38	41.23	S25°34'16"W
L39	96.75	S28°00'10"W
L40	682.04	S31°30'59"W

LINE	LENGTH	BEARING
L41	31.00	S31°54'20"W
L42	151.83	S23°04'35"E
L43	366.92	S56°47'03"E
L44	25.86	S30°13'42"W
L45	271.93	S29°44'52"W
L46	85.88	S30°07'52"W
L47	587.68	S33°03'12"W
L48	129.73	S13°32'38"E
L49	71.10	S09°27'21"E
L50	126.94	S15°07'21"E
L51	220.31	S14°36'01"E
L52	158.09	S12°58'52"E
L53	22.21	S59°25'18"E
L54	186.47	S11°00'34"E
L55	497.13	S00°28'13"W
L56	422.05	S32°29'43"W
L57	100.10	S14°21'02"W
L58	39.22	N75°05'55"W
L59	355.15	S31°43'06"W
L60	258.76	S68°29'06"W
L61	87.59	S14°23'30"W
L62	132.51	S42°31'26"W
L63	119.65	S75°23'51"W
L64	231.25	N60°20'29"W
L65	133.37	N18°14'03"W
L66	243.29	N23°52'22"E
L67	344.64	N23°43'13"E
L68	40.00	N66°16'47"W
L69	28.30	N89°23'16"W
L70	19.95	S74°11'40"W
L71	12.50	S57°12'34"W
L72	28.38	N79°59'18"W
L73	19.40	N52°28'39"W
L74	19.73	N13°03'36"E
L75	41.99	N81°52'20"W
L76	21.00	S49°05'04"W
L77	20.30	N78°20'11"W
L78	33.59	N45°51'04"W
L79	25.61	N30°02'23"W
L80	39.86	N22°30'53"W

LINE	LENGTH	BEARING
L81	34.57	N32°05'12"W
L82	31.50	N68°00'32"W
L83	20.38	N12°59'03"E
L84	34.57	N45°58'12"W
L85	42.13	S58°09'07"W
L86	21.36	S06°01'13"W
L87	33.49	S56°30'24"W
L88	35.53	N84°30'30"W
L89	23.98	S23°17'52"W
L90	100.62	S78°54'12"W
L91	56.65	N35°14'19"W
L92	37.73	N02°40'53"W
L93	21.65	N17°51'49"E
L94	52.83	N85°25'00"W
L95	81.18	N70°46'22"W
L96	45.75	N54°54'52"W
L97	55.27	N65°33'36"W
L98	30.34	N54°30'57"W
L99	63.69	S63°40'33"W
L100	47.63	N28°46'14"W
L101	29.72	N11°41'15"W
L102	49.55	N16°49'49"W
L103	33.28	N53°27'50"W
L104	22.64	N65°37'20"W
L105	17.58	S55°30'23"W
L106	16.89	N53°18'49"W
L107	112.47	N15°49'15"W
L108	31.57	N09°47'44"W
L109	43.50	S87°06'32"W
L110	721.29	S30°52'13"W
L111	111.29	N60°15'52"W
L112	151.11	N60°17'51"W
L113	50.51	N59°59'23"W
L114	515.03	N60°03'48"W
L115	1144.17	N59°44'57"W
L116	88.72	N15°07'33"E

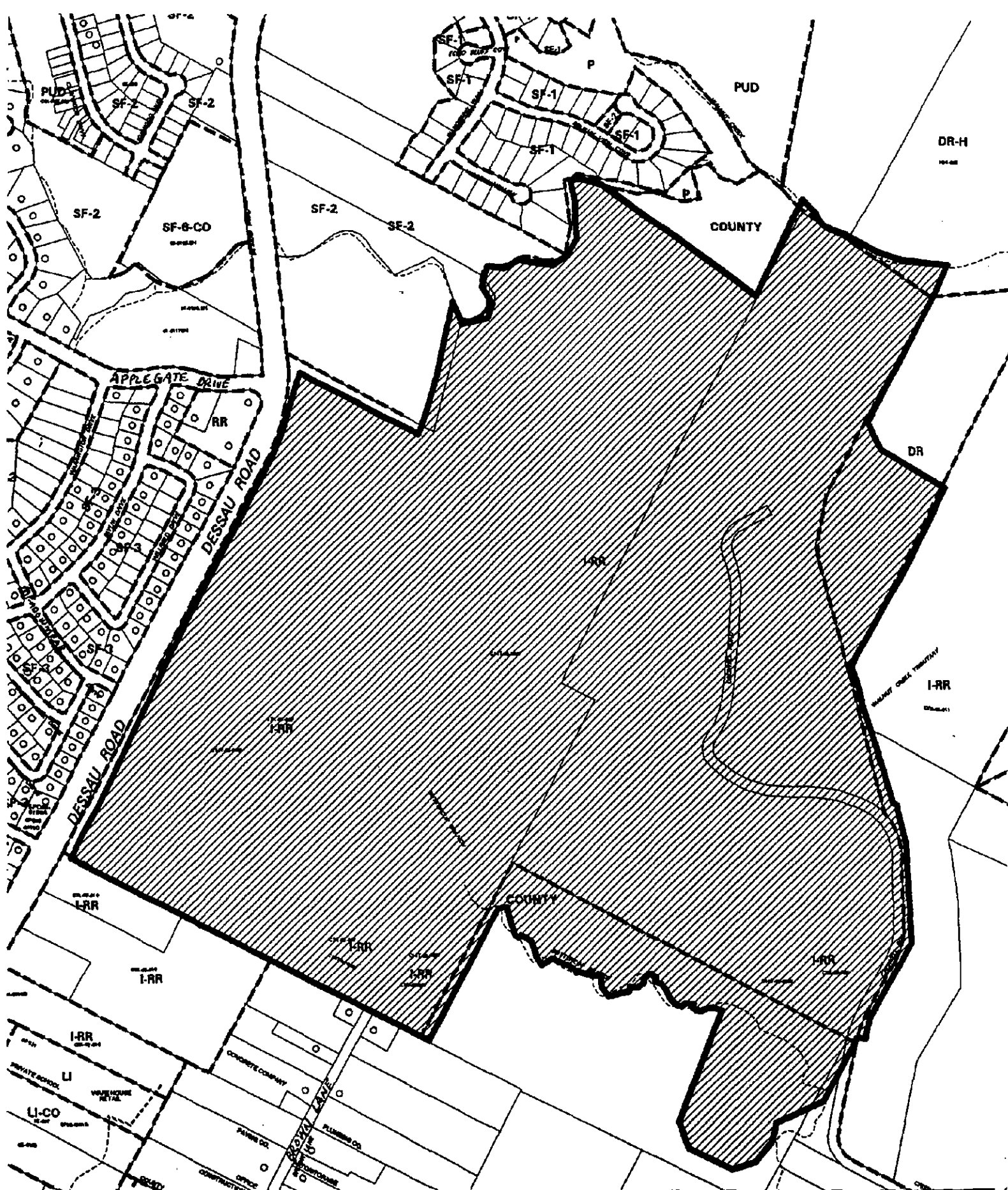
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	425.54	7699.43	3°10'00"	N30°46'39"E	425.48	212.82
C2	230.36	7579.43	1°44'29"	N30°03'54"E	230.35	115.19
C3	192.58	754.49	14°37'28"	N23°37'24"E	192.06	96.82





DATE: MAR. 20, 2002

SKETCH TO ACCOMPANY DESCRIPTION
FOR ANNEXATION
SHEET 3 OF 3

RJ SURVEYING, INC.

1212 E. BRAKER LANE AUSTIN, TEXAS 78753 (512) 836-4793



 1" = 600'	SUBJECT TRACT 	CASE #: C14T-03-0001 ADDRESS: PIONEER HILL SUBJECT AREA (acres): N/A	DATE: 03-12 INTLS: SM	CITY GRID REFERENCE NUMBER M&N 29-30
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: S. GAGER			

- Cultural Services
- Day Care Services (Commercial)
- Dry-Care Services (General)
- Employee Reception
- Local Utility Services
- Administrative and Business Offices
- Art and Craft Studio (General)
- Art and Craft Studio (Industrial)
- Art and Craft Studio (Unframed)
- Automotive Repairs
- Business Telephone Services

Pioneer Hill TND Development Table				
TND Area	Acres	Percentage of total TND area	Max. Allowed Residential Density (units per acre)	Estimated Allowed Residential Density (units per acre)
Mixed Residential Area-1 (Phase A)	13,730 Ac.	46.0%	40 to 60 single family detached 100 to 150 townhomes	300 to 400 single family detached 100 to 150 townhomes
Mixed Residential Area-2 (Phase B)	22,833 Ac.	80.0%	150 to 200 townhomes 150 to 200 townhomes 150 to 200 townhomes	300 to 400 single family detached 100 to 150 townhomes
Sub-center Mixed Residential Areas	17,756 Ac.	57.0%	40 to 60 single family detached 100 to 150 townhomes	300 to 400 single family detached 100 to 150 townhomes
Neighborhood Center Area (Phase C)	18,280 Ac.	5.0%	150 to 200 townhomes 150 to 200 townhomes 150 to 200 townhomes	300 to 400 single family detached 100 to 150 townhomes
Workshop Area (Phase D)	30,280 Ac.	11.0%	150 to 200 townhomes 150 to 200 townhomes 150 to 200 townhomes	300 to 400 single family detached 100 to 150 townhomes
Public Pathway (Phase E)	75,250 Ac.	27.0%	150 to 200 townhomes 150 to 200 townhomes 150 to 200 townhomes	300 to 400 single family detached 100 to 150 townhomes
TOTAL	277,399 Ac.	100.0%		

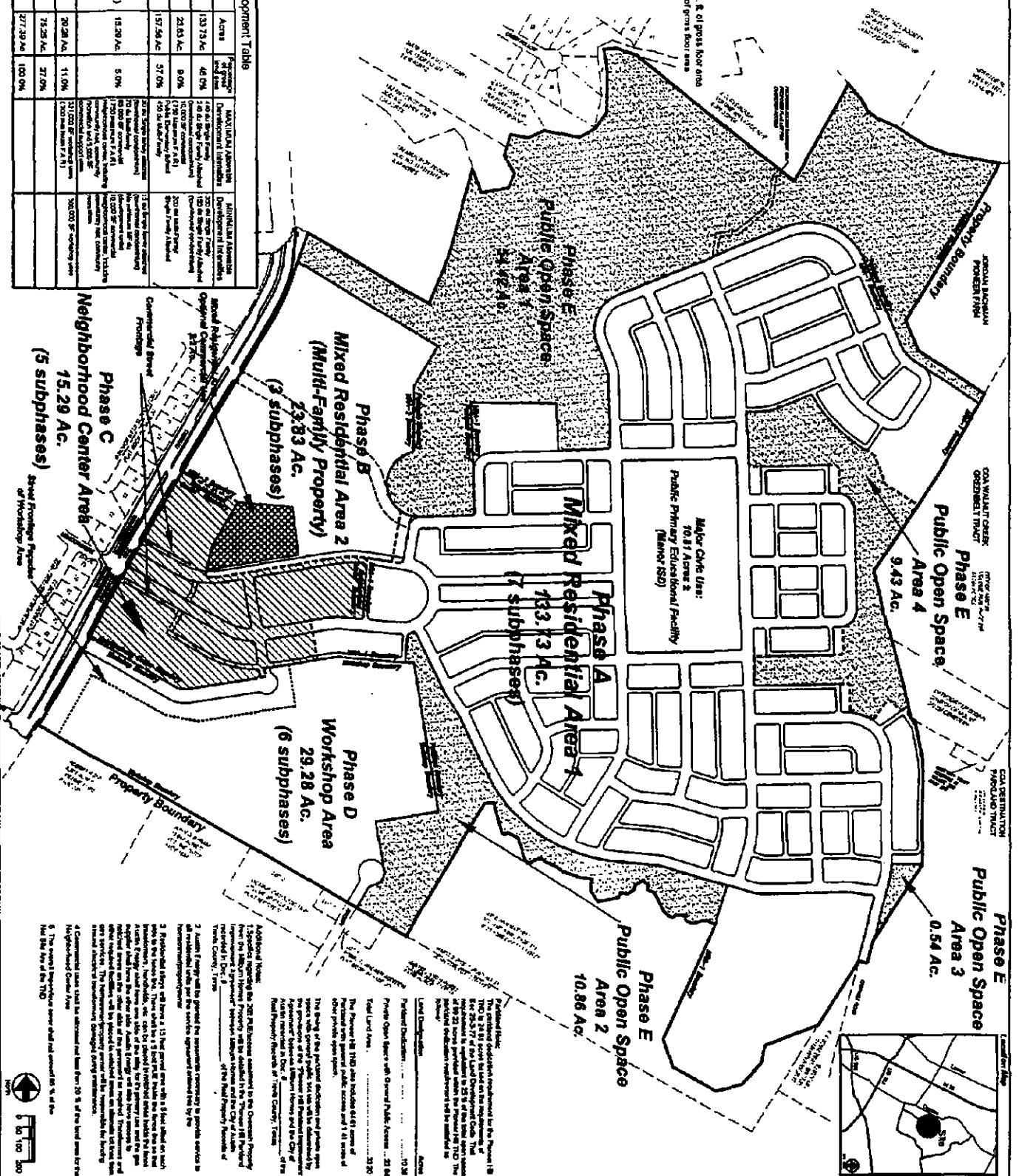
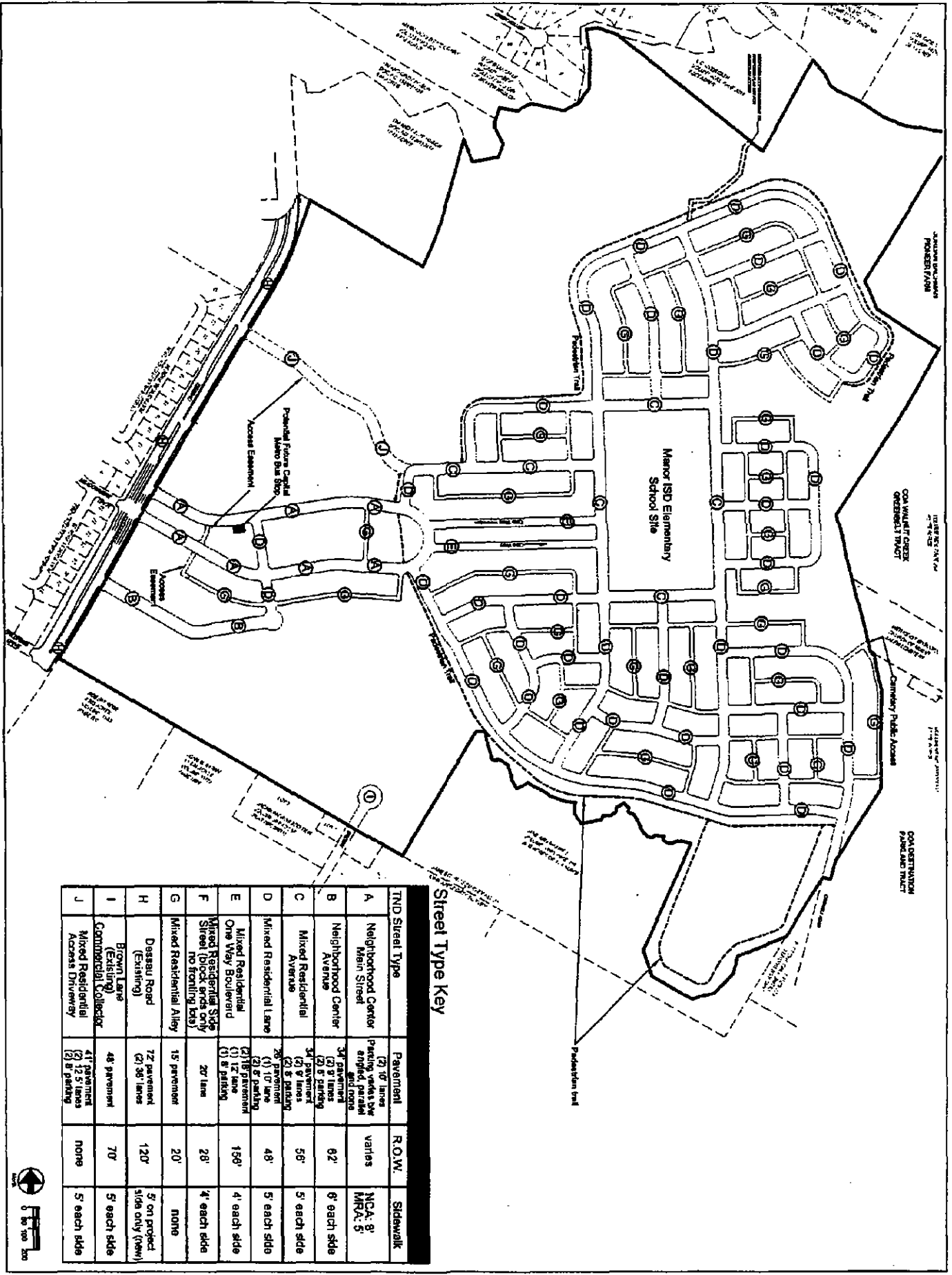


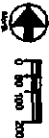
EXHIBIT C
RANDALL JONES ENGINEERING
Engineering Consultants, Planners, Surveyors
1000 West 10th Street, Suite 100, Kansas City, MO 64108
816.234.1234

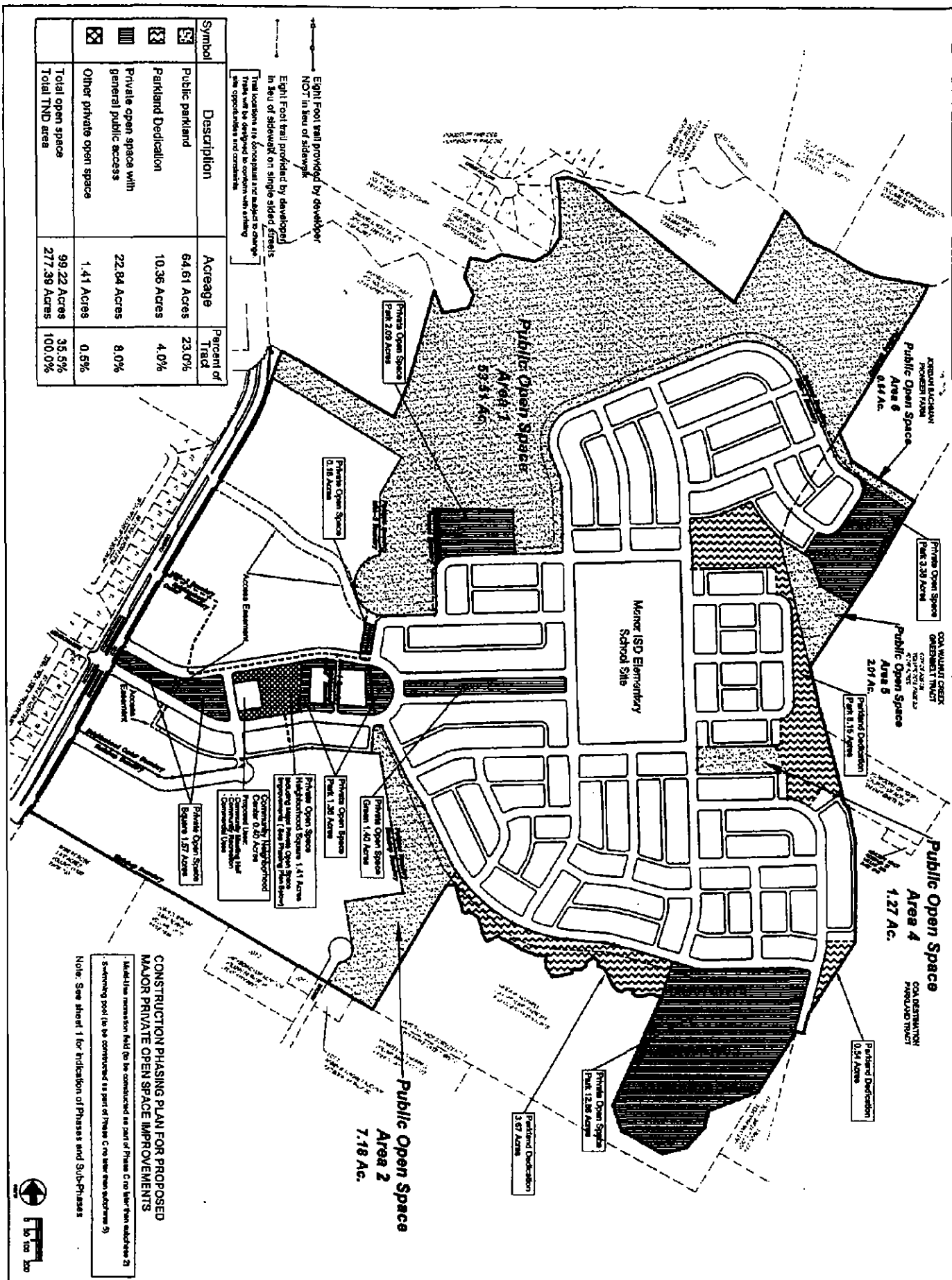
Pioneer Hill
for Milburn Homes
DEVELOPMENT PLAN
PHASES OF DEVELOPMENT



Street Type Key

TMD Street Type	Pavement	R.O.W.	Sidewalk
A Neighborhood Center Main Street	(2) 10' lanes parking, vehicle drive angled, parallel and none	varies	NCA: 8' MRA: 5'
B Neighborhood Center Avenue	34' pavement (2) 9' lanes (2) 5' parking	62'	6' each side
C Mixed Residential Avenue	34' pavement (2) 9' lanes (2) 5' parking	56'	5' each side
D Mixed Residential Lane	26' pavement (2) 10' lane (2) 10' parking	48'	5' each side
E Mixed Residential One Way Boulevard	(2) 12' lanes (1) 5' parking	156'	4' each side
F Mixed Residential Side Street (block ends only, no fronting lots)	20' lane	28'	4' each side
G Mixed Residential Alley	15' pavement	20'	none
H Dessau Road (Existing)	72' pavement (2) 36' lanes	120'	5' on project side only (new)
I Brown Lane (Existing)	48' pavement	70'	5' each side
J Commercial Collector Mixed Residential Access Driveway	47' pavement (2) 12.5' lanes (3) 8' parking	none	5' each side





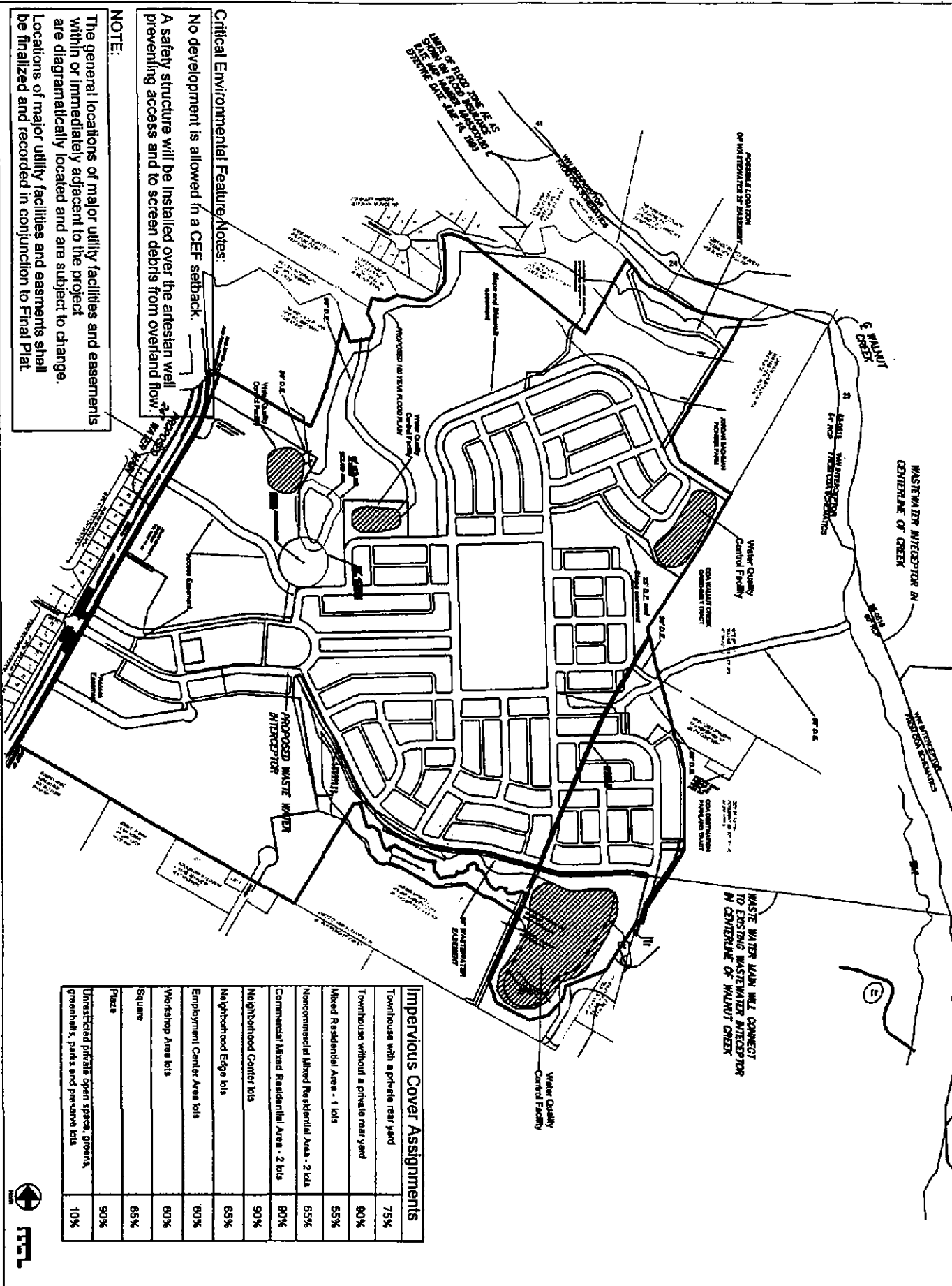
Symbol	Description	Acres	Percent of Total
	Public parkland	64.61 Acres	23.0%
	Parkland Dedication	10.36 Acres	4.0%
	Private open space with general public access	22.84 Acres	8.0%
	Other private open space	1.41 Acres	0.5%
	Total open space	99.22 Acres	36.5%
	Total TND area	277.39 Acres	100.0%

Eight Foot trail provided by developer NOT in lieu of sidewalk
 Eight Foot trail provided by developer in lieu of sidewalk on single sided streets
 Trail locations are approximate and subject to change. Trails will be designed in concert with existing site opportunities and constraints.

CONSTRUCTION PHASING PLAN FOR PROPOSED MAJOR PRIVATE OPEN SPACE IMPROVEMENTS
 *Multi-use recreation field to be constructed as part of Phase C on lot 100 address 21
 *Swimming pool to be constructed as part of Phase C on lot 100 address 21
 Note: See sheet 1 for indication of Phases and Sub-Phases



<p>4 of 5</p>	<p>Pioneer Hill for Milburn Homes DEVELOPMENT PLAN TREE PROTECTION PLAN</p>	<p>RANDALL JONES ENGINEERING Engineering Consultants, Planners, Surveyors 2000 East 10th Street, Suite 1000, Denver, CO 80202</p>	<p>BOSSÉ & TURNER ARCHITECTS, P.C. 1000 17th Street, Suite 1000 Denver, CO 80202 303.733.1000 www.bosse.com</p>
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NOTE:
The general locations of major utility facilities and easements within or immediately adjacent to the project are diagrammatically located and are subject to change. Locations of major utility facilities and easements shall be finalized and recorded in conjunction to Final Plat.

Critical Environmental Feature Notes:

No development is allowed in a CEF setback.
A safety structure will be installed over the artesian well preventing access and to screen debris from overland flow.

Impervious Cover Assignments	
Townhouse with a private rear yard	75%
Townhouse without a private rear yard	80%
Mixed Residential Area - 1 lots	55%
Noncommercial Mixed Residential Area - 2 lots	65%
Commercial Mixed Residential Area - 2 lots	80%
Neighborhood Center lots	90%
Neighborhood Edge lots	85%
Employment Center Area lots	80%
Workshop Area lots	80%
Square	85%
Pizza	90%
Unsurfaced private open space, green, greenhills, parks and pressure lots	10%

