#### **ZONING CHANGE REVIEW SHEET**

**CASE**: C814-96-0003.16 **Z.A.P. DATE**: March 31, 2020 canceled

(Pioneer Crossing PUD Amendment #16) May 5, 2020

**ADDRESS:** 3124 East Parmer Lane

**DISTRICT AREA:** 1

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

**AGENT:** City of Austin – Planning and Zoning Department (Sherri Sirwaitis)

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

## **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant the 16<sup>th</sup> amendment to the Pioneer Crossing PUD.

### ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 5, 2020: Approved the staff's recommendation for PUD zoning by consent (8-0, N. Barrera-Ramirez and J. Kiolbassa-absent); B. Evans-1st, H. Smith-2nd.

#### **DEPARTMENT COMMENTS:**

The Pioneer Crossing Planned Unit Development (PUD) was approved by Council in 1997. On October 17, 2019, the City Council approved the 14<sup>th</sup> amendment to the PUD through Ordinance No. 20191017-064. The 14<sup>th</sup> amendment inadvertently omitted the following language in Part 7(C)(6) of the original PUD ordinance:

or those improvements that may be otherwise required by the City of Austin or specifically authorized under this ordinance.

The accidental omission of this language limits the types of improvements the City may require near an open waterway with upstream drainage. Therefore, the staff placed an item on the February 18, 2020 Zoning and Platting Commission agenda to request that the Commission initiate this new PUD amendment case to rezone the property to reinsert that language. This case is a result of the ZAP Commission rezoning initiation.

## **EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES		
Site	PUD	Undeveloped		
North	County, I-SF-4A	Undeveloped, Single Family Residences, Single Family		
		Residential Subdivision (Cantarra Meadow)		
South	LI-PDA, PUD	Samsung Manufacturing, Undeveloped Tracts		
	(Pioneer Crossing			
	PUD)			
East	PUD (Pioneer	Undeveloped (Farmland), Manufactured Housing		
	Crossing PUD),	Subdivision (River Ranch), Single Family Residences,		
	County, W/LO	Stables (Rocking B Stables)		
West	County	Undeveloped		

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

**WATERSHED:** Harris Branch

CAPITOL VIEW CORRIDOR: No HILL COUNTRY ROADWAY: No

# **NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Harris Branch Residential Property Owners Association

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Gate Neighborhood Association

North Growth Corridor Alliance

Pflugerville Independent School District

**SELTEXAS** 

Sierra Club, Austin Regional Group

### **AREA CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.15	PUD to PUD: The	10/03/19: Approved	10/31/19: Approved
(Pioneer Crossing	applicant is requesting	the staff's rec. for	staff's recommendation
PUD Amendment	a 15 <sup>th</sup> amendment to	PUD zoning to modify	for PUD zoning on all
#15: 10930 Defender	the Pioneer Crossing	the language for Part	3 readings (10-0,
Trail, Sprinkle Cut	PUD to address the	13 of the original PUD	A. Alter-off dais);
Off Road and	interpretation of Part	Ordinance No.	N. Harper-Madison-1 <sup>st</sup> ,
Samsung Boulevard,	13 of the original PUD	970410-I as shown in	
Samsung Boulevard	ordinance (Ordinance	Exhibit A and to	
and East Braker	No. 970410-I), that	dedicate an eight (8)	
Lane)	states the following:	acre parcel of land	

	L	T	T
C814-96-0003.14 (Pioneer Crossing PUD Amendment #14: 3124 East Parmer Lane)	"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."  PUD to PUD: The applicant requested a 14th amendment to the Pioneer Crossing PUD to to reallocate mixed use density residential (MDR) units in this portion of the PUD, to slightly increase the total amount of commercial area in exchange for a decrease in the total residential area, to request an increase in height on parcel RA-7 up to 75 feet or six stories) and to request	along Parcel W23 as additional parkland to the City., with an additional requirement for the applicant/property owner to construct a hike and bike trail within the 8.11 additional parkland area (8-2, H. Smith and B. Evans-No); N. Barrera-Ramirez-1 <sup>st</sup> , D. King-2 <sup>nd</sup> .  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 <sup>st</sup> , H. Smith-2 <sup>nd</sup> .	10/17/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20191017-064 for PUD district zoning, to change a condition of zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on a 10-0 vote. Council Member Tovo was off the dais.
	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)	PUD to PUD: 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	4/02/19: Approved staff's recommendation for LI-PDA zoning by consent (8-0, J. Duncan, E. Ray-absent); S. Lavani-1 <sup>st</sup> , B. Evans-2 <sup>nd</sup> .	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-

	buildings to be a max of 150 feet in height		planned development area (LI-PDA) combining district zoning, to change a condition of zoning was approved on Council Member Flannigan's motion, Council Member Renteria's second on an 11-0 vote.
C814-96-0003.13 (Pioneer Crossing PUD Amendment #13: East Parmer Lane)	PUD to PUD: The applicant is requesting changes to the land use plan to relocate the community recreation areas to the central portion of the site near Harris Branch Creek with another community recreation area following Tributary 6 to Harris Branch in the southern portion of the tract.	1/19/18: Approved Administratively by the Staff - The purpose of this change is to decrease the amount of potential development along the riparian corridors while maintaining the development entitlements already approved for this portion of the PUD. This amendment is considered a non-substantial amendment because the total residential amounts and approved densities for residential units, commercial space and community recreation/parkland dedication areas will remain the same.	N/A
C814-96-0003.12 (Pioneer Crossing PUD Amendment #12: 2500 E. Braker Lane)	PUD to PUD: To change the proposed land use designation on parcel W11 from GR, Community Commercial, to SF-5, Urban Family Residence.	8/16/13: Approved Administratively by the Staff - The staff supports the applicant's request to reduce the intensity of uses near other residential parcels within the PUD. This change will permit the applicant to develop this 17.281 acre parcel with residential uses adjacent to an existing SF-5 parcel to the west (W12), SF-2 parcel (W9) to the north, and public park parcel (W10) to the east.  In addition, the staff has asked the applicant to add a note to the PUD land use plan stating that, "The alignment of SH-130 has been relocated by the Texas	N/A

	Т		
		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.	
C814-96-0003.11	PUD to PUD: To	Case expired on 9/20/13 as	N/A
(Pioneer Crossing r	reduce the intensity of	the applicant did not submit	
PUD Amendment u	uses permitted and to	and update 180 days from	
#11: 2101 East a	allow for single-family	the date the application was	
	residential uses	filed per LDC Sect. 25-5-	
l a	adjacent to the existing	113.	
	SF-2 parcel (W4) and		
	public park parcel		
_	(W10) to the south, to		
	remove the all of		
	minimum setback		
	requirements and to		
I I	reduce the minimum		
	lot size to from 5,750		
	sq. ft. 2,500 sq. ft. for		
I I	the proposed SF-6		
	development on parcel		
	(W2B), to remove all		
1 .	interior side yard		
	setbacks on the		
	proposed SF-3 (W3)		
_	_		
	and SF-6 (W2B)		
	residential parcels and		
	to designate a new10+		
	'GR' district parcel		
	along Parmer Lane.	0/02/11. A 1 / 60	0/05/11. A 1 DUD
	PUD to PUD: To	8/02/11: Approved staff's	8/25/11: Approved PUD
	create a new Parcel	recommendation for PUD	zoning with conditions by
	E4A. Parcel E4A will	zoning by consent to	consent on all 3 readings
	have the LI zoning	establish a new Parcel E4A	(7-0); B. Spelman-1 <sup>st</sup> , L.
	district land use	with the following	Morrison-2 <sup>nd</sup> .
Lane)	designation, will have	conditions: Parcel E4A will	
	a maximum height	have the LI zoning district	
	limit of 150-feet for a	land use designation, will	
	structure other than a	have a maximum height limit	
II II	building, and will	of 150-feet for a structure	
II II	allow Basic Industry	other than a building, and	
	as a permitted land use	will allow Basic Industry as	
	on the site.	a permitted land use on the	
		·	
		site. Vote: (5-0, G. Bourgeois-off dais, C.	

		Banks-absent); D. Tiemann-	
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	1 <sup>st</sup> , S. Baldridge-2 <sup>nd</sup> .  5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1 <sup>st</sup> , C. Banks-2 <sup>nd</sup> .	6/23/11: Approved PUD amendment on all 3 readings (7-0)
	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		
	P-public and greater than one acre.		
C814-96-0003.08 (Pioneer Crossing PUD Amendment #8: Samsung Boulevard)	PUD to PUD: To amend the PUD to relocate a 50-foot buffer/setback between Tracts E-8 and E-9 on	9/02/08: Administratively approved by staff - The staff supports the proposed administrative change the land use plan	N/A
	the land use plan. Currently, the 50-foot buffer is shown entirely within Tract E-8, which is	because Tracts E-8 and E-9 are both owned by the applicant who is making this request. In addition, the proposed relocation of the	
	designated for IP (Industrial Park) development. The applicant would like to move the buffer to	50-foot buffer will maintain a separation between the IP uses designated for Tract E-8 and the MF-2 uses which are designated for Tract E-9	
	allow for 25-feet of the buffer to be located along the western boundary of Tract E-8 and 25-feet of the	within the Pioneer Crossing development.  The requested land use relocations will promote consistency and orderly	
	buffer to be located	planning because these	

	alama tha acatama	shangas will allow the 50	
	along the eastern	changes will allow the 50-	
	boundary of Tract E-9.	foot buffer to be centered on	
		the common line that	
		separates Tracts E-8 and E-9.	
		At this time, both of these	
		tracts are undeveloped.	
C814-96-0003.07	PUD to PUD	5/20/08: Approved the PUD	7/24/08: The public
(Pioneer Crossing		amendment with conditions	hearing was closed and
PUD Amendment #7:		(7-0, J. Martinez-absent):	the first reading of the
E. Parmer Lane)		Limit the maximum number	ordinance for planned
		of units to what is currently	unit development (PUD)
		approved in the PUD.	district zoning to change
		Thereby, not allowing for an	a condition of PUD
		increase in the overall	zoning with a condition
		residential density within the	was approved (7-0);
		PUD. Require TIA	Mayor Pro Tem
		amendments to be conducted	McCracken-1 <sup>st</sup> , Council
		for any future proposed	Member Morrison-2 <sup>nd</sup> .
		formal amendments to this	The condition was to
		PUD.*	require detached single
			family homes.
		* The original ordinance that	, and the second
		approved the Pioneer	
		Crossing PUD (Ordinance	
		No. 970410-I) states in Part	
		7(a) that, "Section 13-1-	
		453(d)(6) of the Code	
		(regarding substantial	
		amendment of an adopted	
		Land Use Plan) is modified	
		for the purposes of this PUD	
		only, as follows:(6) Unless	
		otherwise approved by the	
		Transportation Review	
		Section of the City of Austin,	
		shifting development	
		intensity, even with	
		corresponding and	
		equivalent decrease in some	
		other portion of the PUD, in	
		a manner which results in a	
		level of service "E" or "F"	
		on any roadway segment or	
		intersection included in the	
		area of the TIA submitted in	
		connection with the	
		approved PUD."	
		The Transportation division	
		determined that there was no	
		change in the density with	

C814-96-0003.06 (Pioneer Crossing PUD Amendment #6: W. Braker Lane at Musket Valley Trail) C814-96-0003.05 (Pioneer Crossing	PUD to PUD: To change the land use designation on parcel W6 from "school" to GR-MU PUD to PUD: Proposed	the proposed land use change in this PUD amendment. However, this statement will require any future substantial amendments to the Pioneer Crossing PUD that affect the level of service "E or "F' of the roadways within the approved TIA to be reviewed by the Transportation staff through a TIA amendment. Therefore, in future formal PUD amendments, TIA addendum recommendations will be presented in a memorandum to the Land Use Commission and City Council for their consideration.  4/01/08: Approved staff rec. to amend PUD (6-0, T. Rabago, J. Martinez-absent)  6/19/07: Administratively approved by staff	1/15/09: Approved Ordinance No. 2009115- 96 for PUD zoning to change a condition of zoning (6-0) N/A
PUD Amendment #5)	administrative amendment to change uses on Parcel open space/parkland locations within the PUD		
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 <sup>st</sup> reading  7/28/05: Approved PUD amendment (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> 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 <sup>st</sup> reading

			5/12/05: Approved PUD amendment (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C814-96-0003.02	PUD to PUD:	3/12/02: Approved by staff	N/A
(Pioneer Crossing	Proposed		
PUD Amendment #2)	administrative revision		
C814-96-0003	I-RR to PUD	3/18/97: Approved staff rec.	4/10/97: Approved PUD
(Pioneer Crossing		of PUD with conditions (8-0)	with conditions (7-0); all
PUD)			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:** April 23, 2020 **ACTION:** Postponed to June 4,

2020 at the staff's request by consent

(11-0)

June 4, 2020

ORDINANCE READINGS: 1st 2nd 3rd

**ORDINANCE NUMBER:** 

**CASE MANAGER:** Sherri Sirwaitis **PHONE:** (512) 974-3057

sherri.sirwaitis@austintexas.gov

#### STAFF RECOMMENDATION

The staff's recommendation is to grant the 16<sup>th</sup> amendment to the Pioneer Crossing PUD.

#### 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 16<sup>th</sup> amendment to the Pioneer Crossing PUD will remedy an error in the conditions that were approved for this PUD. This amendment will add back language to that will allow for the City to determine the types of improvements the City may require near an open waterway with upstream drainage.

## **Existing Land Use**

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

The property in question is and undeveloped area that is specifically located between East Parmer Lane and E. Howard Lane/Gregg Lane. To the north, across E. Howard Lane, there is a single-family residential subdivision (Cantarra Meadow). The tracts of land to the east are undeveloped and consist of farmland. To the west there are single family residences, stables, a manufactured housing subdivision (River Ranch) and undeveloped land. To the south, across E. Parmer Lane, is an industrial use (Samsung Manufacturing).

#### **Comprehensive Planning**

This 376 acre vacant parcel, once used as farmland, is located on the north side of E. Parmer Lane and Samsung Blvd, and to the south side of E. Howard Lane. The last amendment to this PUD project was reviewed and approved by staff in October 2019.

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

This property is part of the **Pioneer Crossing PUD**, a mixed-use project, which includes mixed residential, commercial, community recreation, and public parks.

### **Connectivity**

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

## **Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this section of E. Parmer Lane and Howard Lane to the north as **Activity Corridors**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites.

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

#### **Environmental**

No comments.

### **Floodplain**

From the application saved in AMANDA, city wishes to include a phrase which was accidentally removed as part of a previous PUD amendment. There are no other changes shown in the application.

No comments.

# **Impervious Cover**

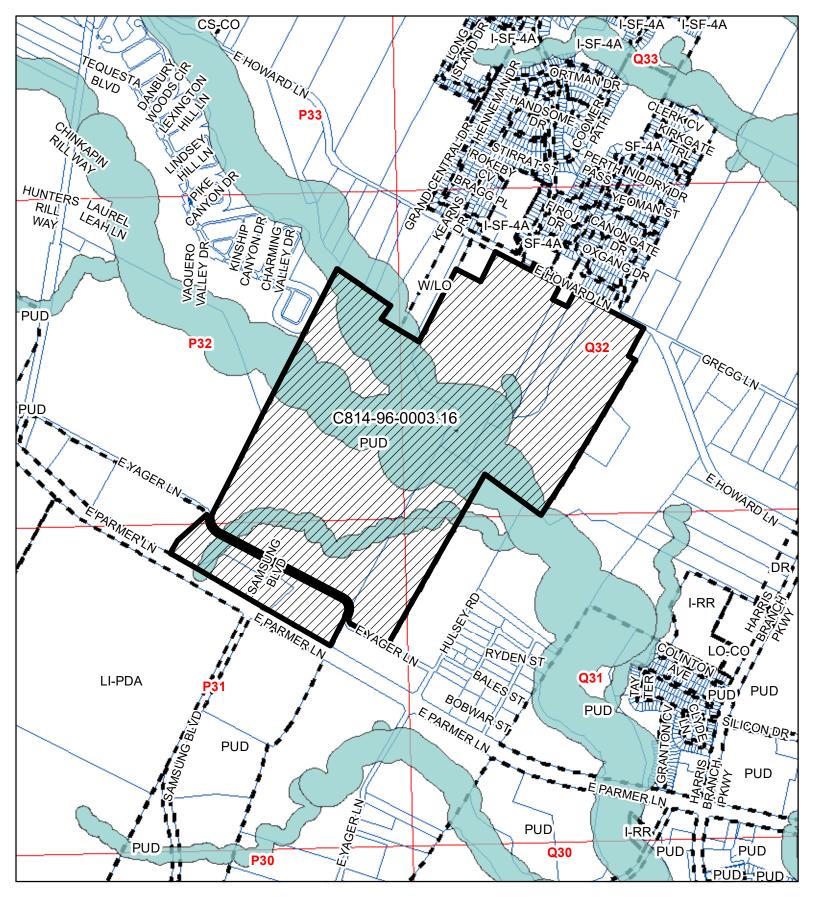
The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

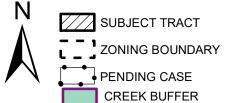
Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

# **Parks and Recreation**

Approved. No Comments.

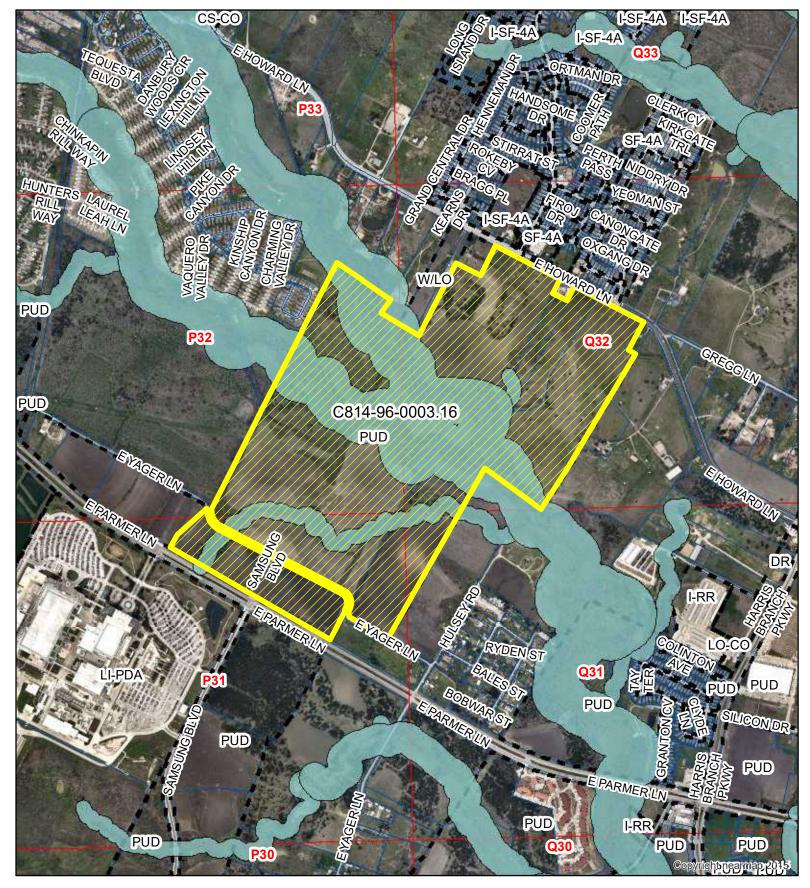


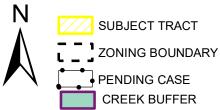


# Pioneer Crossing PUD Amendment #16

ZONING CASE#: C814-96-0003.16 LOCATION: 3124 E PARMER LN. SUBJECT AREA: 376.25 ACRES GRID: P31, P32, Q31, Q32 MANAGER: Sherri Sirwaitis







# **Pioneer Crossing PUD Amendment #16**

ZONING CASE#: C814-96-0003.16 LOCATION: 3124 E PARMER LN. SUBJECT AREA: 376.25 ACRES GRID: P31, P32, Q31, Q32 MANAGER: Sherri Sirwaitis





#### **MEMORANDUM**

TO: Zoning and Platting Commission Members

FROM: Sherri Sirwaitis

Planning and Zoning Department

DATE: February 4, 2020

RE: Pioneer Crossing PUD Amendment #14, Case C814-96-0003.14

The Pioneer Crossing Planned Unit Development (PUD) was approved by Council in 1997. On October 17, 2019, the City Council approved the 14<sup>th</sup> amendment to the PUD through Ordinance No. 20191017-064. The 14<sup>th</sup> amendment inadvertently omitted the following language in Part 7(C)(6) of the original PUD ordinance:

[or those improvements that may be otherwise required by the City of Austin or specifically authorized under this ordinance.]

The accidental omission of this language limits the types of improvements the City may require near an open waterway with upstream drainage. Therefore, an item has been placed on your agenda for consideration to initiate a new PUD amendment case to rezone the property to reinsert that language.

Redfined PUU the Ordinance with proposed change for Amendment Hico

# **ORDINANCE NO. 20191017-064**

AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 3124 EAST PARMER LANE.

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

**PART 1.** Pioneer Crossing Planned Unit Development ("Pioneer Crossing PUD") is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No. 20050512-058.

**PART 2**. Pioneer Crossing PUD was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No. 20050512-058, Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance No. 20090115-096 and Ordinance No. 20110825-105, and five administrative amendments approved by the director of the Planning and Zoning Department.

**PART 3**. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development described in Zoning Case No. C814-96-0003.14, on file at the Planning and Zoning Department, as follows:

A 373.37 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No. 160 and the S. Cushing Survey No. 70, Abstract No. 164, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

A 3.13 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No. 160 Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (collectively referred to as the "Property"),

locally known as 3124 East Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit** "C".

PART 4. This ordinance, together with the attached Exhibits A, B, C, and D, constitutes the amended land use plan for the Pioneer Crossing PUD and amends the Original Ordinance. The Pioneer Crossing PUD shall conform to the permitted uses and development standards and criteria, limitations and conditions set forth in the ordinance and the land use plan, as amended, on record in the Planning and Zoning Department in File No. C814-96-0003.14. If this ordinance and the attached exhibits conflict, the ordinance applies.

**PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibits A-B: Legal Description

Exhibit C:

Zoning Map

Exhibit D:

Amended Land Use Plan

**PART 6.** PART 13 of the Original Ordinance, as amended, is modified to add a subsection (b) to read as follows.

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

**PART 7.** PART 7(C) of the Original Ordinance, as amended, is modified to read as follows.

- C. The following regulations apply to Areas B and C.
  - [1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a turfgrass management plan for a golf course shall be submitted to the Watershed Protection and Development Review Department for review and approval.
  - 2] 1. Appendix A (Off Street Parking and Loading Requirement) of Chapter 25-6 of the City Code is Modified to provide a five percent reduction in the parking requirement if an applicant for a non-residential use provides shower facilities. The parking requirement may not be reduced more than 15 spaces.
- [3]2. Ten foot reduction setback.
  - a. For a single family residence with frontage on a street other than an arterial or collector street and with a garage at least 10 feet behind the building line of the residence, a 10 foot reduction in the minimum front setback is allowed. For a garage that faces the lot front yard, the width of the garage may not exceed 50 percent of the width of the front façade of the principal residence.
  - b. If a garage does not face the lot front yard it may be located seven feet behind the building line and qualify for the 10 foot reduction.
- [4]3. This section applies to multifamily development. Appendix A, Part 2 (Bicycles) of Chapter 25-6 of the Code is modified to require a minimum bicycle parking requirement of five percent of required motor vehicle spaces. Fifty percent must be covered bicycle parking.
- [5]4. Appendix A, Schedule M (Bicycle Facility Type Requirement) of Chapter 25-6 of the City Code is modified to provide that bicycle facility type requirement for Category B and C is Type III.
- 5. Revegetation of any disturbance within the building setback on Tributary #6 shall be restored per the City of Austin Standards Specifications Manual, Standard Specification 609S (Native Seeding and Planting for Restoration).
- 6. The following applies to Property that has an open waterway with an upstream drainage area between 64 and 320 acres:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted with the setback are limited to [golf cart trails, and one] only two new roadway crossings [or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance: I in addition to the existing crossing at Yager Lane as shown on Exhibit B. Trails are allowed in the building setback consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

- **PART 8.** The Pioneer Crossing PUD land use plan under the Original Ordinance, as amended, is modified and amended as shown on **Exhibit "D"**, as follows:
  - A. The use designations on the Exhibit B-1 (Land Use Plan for Areas B & C) for the Property identified as parcels RA-3, RA-8, RA-12, and RA-17 are changed as follows:.
    - 1. Parcel RA-3 is changed from "not used" to "commercial",
    - 2. Parcel RA-8 is changed from "MDR(b)" to "MDR(b)/Commercial",
    - 3. RA-12 is changed from "not used" to "MDR(b)", and
    - 4. RA-17 is changed from "not used" to "MDR(b)."
  - B. The boundaries of the Property identified as parcels RA-1, RA-3, RA-5, RA-6, RA-7, RA-8, RA-12, RA-13, RA-14 and RA-17 are amended as follows:

Parcel	Use	Units/Sq. Ft.	Area (ac)
RA-1	Comm Rec		150.56
RA-3	Commercial	95,865	4.67
RA-5	MDR(b)	219	16.25
RA-6	MDR(a)	157	14.91
RA-7	Commercial	126,246	6.15
RA-8	MDR(b)/Commercial	415	21.59
RA-12	MDR(b)	181	10.98
RA-13	MDR(b)	116	9.20
RA-14	MDR(b)	190	14.22
RA-17	MDR(b)	107	7.30

C. Exhibit B-1(Land Use Plan for Areas B & C), the Part/Parcel location map, and the Hike and Bike Network Plan are revised to show the modifications to the identified parcels, subtotals and totals as stated in the land use summary.

- **PART 9.** Exhibit C-2 (Additional Site Development Regulations Applicable to Mixed Development Residential (a) and (b) for PUD areas B & C) of Ordinance 20050512-058 is amended to add a redline note 7 to read as follows:
  - (7) The maximum height of a building or structure on Parcel RA-7, Commercial shall not exceed 75 feet or six stories.

The maximum height of a building or structure on Parcels RA-8 and RA-9, MDR(B)/Commercial shall not exceed 60 feet or four stories.

**PART 10.** Except as otherwise provided for in this ordinance, the terms and conditions of the Original Ordinance, as amended, remain in effect.

PART 11. This ordinance takes effect on October 28, 2019.

PASSED AND APPROVED

Steve Adler Mayor

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk



# Landesign Services, Inc.

1220 McNeil Road, Suite 200 Round Rock, Texas 78681 TBPLS Firm No. 10001800 512-238-7901 office 512-238-7902 fax

#### METES AND BOUNDS DESCRIPTION

BEING A 373.37 ACRE TRACT OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 367.425 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN A SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK, RECORDED IN DOCUMENT NO. 2011048580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED 8.825 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN SAID SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK. SAID 373.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

#### **PARCEL 1 - 343.58 ACRES**

BEGINNING at a 1/2-inch rebar found in the West line of said "TRACT I", also being an angle point in the Northerly right-of-way line of Yager Lane (R.O.W. Varies – recording unknown) and the Southeast corner of a called 151.503 acre tract of land described in a Deed to J.P. Morgan Bank, recorded in Document No. 2004113210 of said Official Public Records, from which a 1-inch iron pipe found in said Northerly right-of-way line of Yager Lane and the South line of said 151.503 acre tract, bears North 62°32'04" West a distance of 84.20 feet;

THENCE North 27°09'06" East departing said Northerly right-of-way line of Yager Lane, along said West line of "TRACT I" and the East line of said 151.503 acre tract, a distance of 1409.47 feet to a 1-inch iron pipe found for the Northeast corner of said 151.503 acre tract and the Southeast corner of Lot 3, Block B, RIVER RANCH SUBDIVISION, recorded in Document No. 199900313 of said Official Public Records;

THENCE North 27°02'38" East continuing along said West line of "TRACT I" and along the East line of said Lot 3, Block B, a distance of 2133.75 feet to a 60D Nail found for an exterior corner of said "TRACT I" and the Southwest corner of Lot 4, THE THOMISON SUBDIVISION 2, recorded in Book 3, Page 405 of the Plat Records of Travis County, Texas;

THENCE South 55°32'07" East along a North line of said "TRACT I" and the South line of said Lot 4, a distance of 410.52 feet to a 1/2-inch rebar found for the Southeast corner of said Lot 4 and the Southwest corner of a called 4.435 acre tract of land described in a Deed to Arthur J. Hopkins, recorded in Volume 8657, Page 837 of the Real Property Records of Travis County, Texas:

Exhibit A

THENCE South 55°59'01" East continuing along said North line of "TRACT I" and along the South line of said 4.435 acre tract, a distance of 160.96 feet to a 1/2-inch rebar found for the Southeast corner of said 4.435 acre tract and the Southwest corner of a called 9.010 acre tract of land described in a Deed to Robert F. Kosler, Jr. Trust, recorded in Volume 9724, Page 581 of said Official Public Records;

THENCE **South 55°36'28"** East continuing along said North line of "TRACT I" and along the South line of said 9.010 acre tract, passing the Southeast corner of said 9.010 acre tract and an exterior corner of a called 8.39 acre tract of land described in a Deed to Austin IR Tacoma, LP, recorded in Document No. 2015023241 of said Official Public Records, and continue for a total distance of **271.26** feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and an interior corner of said 8.39 acre tract:

THENCE continuing along said North line of "TRACT I" and along the South line of said 8.39 acre tract, the following two (2) courses and distances:

- 1. South 35°18'47" West a distance of 214.41 feet to a 3/4-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said 8.39 acre tract; and
- South 58°36'31" East a distance of 274.36 feet to a 1/2-inch rebar found for the Southeast corner of said 8.39 acre tract and the Southwest corner of Lot 1, Block A, REPLAT OF HOWARD SUBDIVISION, recorded in Document No. 201600119 of said Official Public Records;

THENCE South 58°42'16" East continuing along said North line of "TRACT I" and along the South line of said Lot 1, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2, Block A, of said REPLAT OF HOWARD SUBDIVISION, and continue for a total distance of 294.82 feet to a 1-inch iron pipe found for the Southeast corner of said Lot 2, Block A and an interior corner of said "TRACT I";

THENCE North 27°19'55" East along a West line of said "TRACT I" and the East line of said Lot 2, Block A, a distance of 1064.58 feet to a Calculated Point for an exterior corner of said "TRACT I" and the Southwest corner of a called 3.553 acre tract of land described in a Deed to Art Collection, Inc., recorded in Document No. 2003229900 of said Official Public Records, from which a 1/2-inch iron pipe found for the Northwest corner of said 3.553 acre tract and being in the Southerly right-of-way line of Howard Lane (R.O.W. Varies – recording unknown), bears North 27°19'55" East a distance of 435.81 feet;

THENCE along the common line of said "TRACT I" and said 3.553 acre tract, the following two (2) courses and distances:

1. **South 62°56'09" East** a distance of **359.17** feet to a Calculated Point for an interior corner of said "TRACTI" and the Southeast corner of said 3.553 acre tract; and

2. North 26°28'49" East a distance of 433.70 feet to a Calculated Point for an exterior corner of said "TRACT I" and the Northeast corner of said 3.553 acre tract, also being in said Southerly right-of-way line of Howard Lane, from which a 1/2-inch iron pipe found for said Northwest corner of the 3.553 acre tract and being in said Southerly right-of-way line of Howard Lane, bears North 62°35'25" West a distance of 352.72 feet;

THENCE along the common line of said "TRACT I" and Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

- 1. South 62°35'25" East a distance of 402.36 feet to a 1/2-inch rebar found; and
- 2. South 63°18'21" East a distance of 536.83 feet to a Calculated Point for an exterior corner of said "TRACT I";

THENCE South 27°41'01" West continuing along the North line of said "TRACT I", passing the Northwest corner of JACK MARTIN SUBDIVISION, recorded in Book 56, Page 28 of said Plat Records, and continue for a total distance of 208.70 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said JACK MARTIN SUBDIVISION;

THENCE along the common line of said "TRACT I" and said JACK MARTIN SUBDIVISION, the following two (2) courses and distances:

- 1. South 63°13'14" East a distance of 208.68 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southeast corner of said JACK MARTIN SUBDIVISION; and
- 2. North 27°43'11" East a distance of 209.44 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Northeast corner of said JACK MARTIN SUBDIVISION, also being in said Southerly right-of-way line of Howard Lane;

THENCE continuing along the North line of said "TRACT I" and along said Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

South 62°52'48" East a distance of 822.82 feet to a 1/2-inch rebar with cap stamped "MWM" found for a Point of Curvature and being the Northwest corner of a called 0.037 of one acre tract of land described in a Deed to Travis County, recorded in Document No. 2007034522 of said Official Public Records; and

2. Southeasterly along a curve to the right having a radius of 900.48 feet, an arc length of 206.69 feet, a delta angle of 13°09'05", and a chord which bears South 56°21'29" East a distance of 206.24 feet to a Calculated Point for the Southeast corner of said 0.037 of one acre tract, being in the East line of said "TRACT I" and the West line of THE THOMISON SUBDIVISION, recorded in Book 73, Page 46 of said Plat Records, from which a 1/2-inch rebar with cap stamped "MWM" found in the East line of said THE THOMISON SUBDIVISION and said Southerly right-of-way line of Howard Lane, bears along a curve to the right having a radius of 900.48 feet, an arc length of 107.28 feet, a delta angle of 06°49'33", and a chord which bears South 46°22'10" East a distance of 107.21 feet;

THENCE departing said Southerly right-of-way line of Howard Lane, along the common line of said "TRACT I" and said THE THOMISON SUBDIVISION, the following two (2) courses and distances:

- South 30°43'46" West a distance of 394.54 feet to a 1-inch iron pipe found for an interior corner, of said "TRACT I" and the Southwest corner of said THE THOMISON SUBDIVISION; and
- South 63°02'15" East a distance of 103.50 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southeast corner of said THE THOMISON SUBDIVISION, also being in the West line of a called 7.88 acre tract of land described in a Deed to Jennifer Jo Bird, recorded in Document No. 2002068364 of said Official Public Records;

THENCE South 30°50'28" West along the East line of said "TRACT I" and the West line of said 7.88 acre tract, passing the Southwest corner of said 7.88 acre tract and the Northwest corner of a called 41.412 acre tract of land described in a Deed to John and Jennifer Jo Bird, recorded in Volume 9064, Page 270 of said Real Property Records, and continue for a total distance of 2356.33 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southwest corner of said 41.412 acre tract, also being in the North line of a called 47.72 acre tract of land described in a Deed to Clifford M. and Karin C. Frank, recorded in Document No. 2002012241 of said Official Public Records, from which a 1-inch iron pipe found for an angle point in the South line of said 41.412 acre tract and the North line of said 47.72 acre tract, bears South 43°04'43" East a distance of 144.72 feet;

THENCE North 42°42'47" West along a South line of said "TRACT I" and the North line of said 47.72 acre tract, a distance of 233.86 feet to a 1-inch iron pipe found for the Northwest corner of said 47.72 acre tract and the Northeast corner of a called 40.00 acre tract of land described in a Deed to Everett R. and Frieda M. Ryden, recorded in Volume 2270, Page 378 of the Deed Records of Travis County, Texas;

THENCE along the common line of said "TRACT I" and said 40.00 acre tract, the following four (4) courses and distances:

- 1. North 42°46'53" West a distance of 164.60 feet to a Calculated Point;
- 2. North 48°59'53" West a distance of 148.07 feet to a Calculated Point;
- 3. North 63°36'07" West a distance of 384.13 feet to a Calculated Point; and

4. South 29°27'58" West passing a 1/2-inch rebar found at a distance of 26.48 feet, passing a 1-inch iron pipe found at a distance of 202.55 feet, and continue for a total distance of 2589.31 feet to a 1/2-inch rebar found for an exterior corner of said "TRACT I" and the Southwest corner of said 40.00 acre tract, also being in the Northerly right-of-way line of said Yager Lane;

THENCE North 61°10'52" West along the South line of said "TRACT I" and said Northerly right-of-way line of Yager Lane, a distance of 592.46 feet to a Cotton Spindle found, from which a 1-inch iron pipe found for the Northwest corner of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records, also being in the Southerly right-of-way line of said Yager Lane, bears South 77°11'10" West a distance of 79.88 feet;

THENCE over and across said "TRACT I" and along said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. North 18°31'02" West a distance of 25.59 feet to a 60D Nail found;
- 2. North 25°58'07" East a distance of 122.83 feet to a 1/2-inch rebar found;
- 3. North 07°04'21" East a distance of 136.13 feet to a 1-inch iron pipe found;
- 4. North 26°58'11" East a distance of 9.31 feet to a 1-inch iron pipe found;
- 5. North 62°39'57" West a distance of 1953.49 feet to a 1-inch iron pipe found;
- 6. North 56°19'11" West a distance of 53.80 feet to a 1/2-inch rebar found;
- 7. North 44°27'08" West a distance of 33.81 feet to a 1/2-inch rebar found; and
- 8. North 21°19'09" West a distance of 164.52 feet to a 1/2-inch rebar found for an angle point in the West line of said "TRACT I", from which a 1/2-inch rebar found in the Southerly right-of-way line of said Yager Lane and the West line of said "TRACT I", also being the Northeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records, bears South 74°25'09" West a distance of 58.08 feet;

THENCE **North 26°16'00"** East along the West line of said "TRACT I" and continuing along said Northerly right-of-way line of Yager Lane, a distance of **73.32** feet to the **POINT OF BEGINNING** and containing 343.58 acres of land more or less.

#### PARCEL 2 – 29.79 ACRES

BEGINNING at a Texas Department of Transportation (TxDOT) Type III Monument found for the Southeast corner of said "TRACT 1", being in the West line of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records and the Northerly right-of-way line of Parmer Lane (200' R.O.W. – recording unknown), from which a TxDOT Type II Concrete Monument found in said Northerly right-of-way line of Parmer Lane, bears South 60°00'04" East a distance of 1197.06 feet;

THENCE North 60°00'04" West along the South line of said "TRACT I" and said Northerly right-of-way line of Parmer Lane, passing a TxDOT Type II Concrete Monument found at a distance of 106.84 feet, passing a TxDOT Type II Concrete Monument found at a distance of 1106.87 feet, passing a 1/2-inch rebar found at a distance of 1243.15 feet, passing a TxDOT Type II Concrete Monument found at a distance of 2106.76 feet, and continue for a total distance of 2395.29 feet to a Calculated Point for the Southwest corner of said "TRACT I" and the Southeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records;

THENCE departing said Northerly right-of-way line of Parmer Lane, along the West line of said "TRACT I" and the East line of said 20.79 acre tract, the following two (2) courses and distances:

- 1. North 29°59'56" East a distance of 178.32 feet to a Calculated Point; and
- 2. North 48°07'28" East a distance of 484.64 feet to a 1/2-inch rebar found for the Northeast corner of said 20.79 acre tract and being in the Southerly right-of-way line of Yager Lane (R.O.W. Varies recording unknown), from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE over and across said "TRACT I" and along said Southerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°34'31" East a distance of 214.20 feet to a 1/2-inch rebar found;
- 2. South 49°50'42" East a distance of 22.42 feet to a 1/2-inch rebar found;
- 3. South 62°57'32" East passing a 1/2-inch rebar found at a distance of 837.75 feet, passing another 1/2-inch rebar found at a distance of 937.73 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 4. South 56°51'35" East a distance of 28.96 feet to a 1/2-inch rebar found;
- 5. South 36°52'08" East a distance of 36.11 feet to a 1/2-inch rebar found;
- 6. South 19°34'44" East a distance of 45.34 feet to a 1/2-inch rebar found;

- 7. South 08°46'02" West a distance of 51.35 feet to a 1/2-inch rebar found; and
- 8. South 27°14'24" West a distance of 180.52 feet to a 1-inch iron pipe found for the Northwest corner of said 54.80 acre tract, also being in the South line of said "TRACT I", from which a Cotton Spindle found in said South line of "TRACT I" and the Northerly right-of-way line of said Yager Lane, bears North 77°11'10" East a distance of 79.88 feet;

THENCE South 27°24'09" West departing said Southerly right-of-way line of Yager Lane, along the East line of said "TRACT I" and the West line of said 54.80 acre tract, a distance of 327.80 feet to the POINT OF BEGINNING and containing 29.79 acres of land more or less.

PARCEL 1 = 343.58 Acres PARCEL 2 = 29.79 Acres Total Acreage = 373.37 Acres

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground surgey made under my supervision during the month of April, 2017.

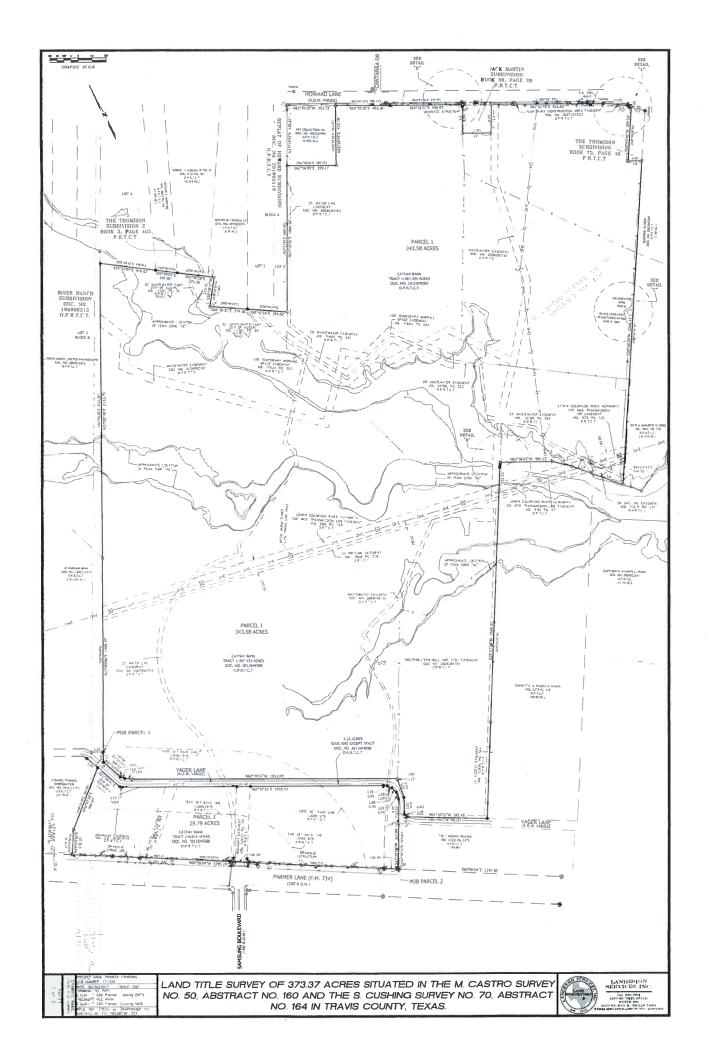
Travis S. Tabor

Registered Professional Land Surveyor

State of Texas No. 6428

Job Number: 17-030\_Pioneer Crossing

Attachments: Survey Drawing: L:\LJA\17-030 Pioneer Crossing\DWGS\17030 Title Survey.dwg



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06/30/2017



EXHIBIT "

#### METES AND BOUNDS DESCRIPTION

BEING 3.13 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT OF LAND DESCRIBED AS A SAVE AND EXCEPT TRACT IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING A PORTION OF YAGER LANE (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cotton Spindle found in the Northerly right-of-way line of said Yager Lane and the South line of a called 367.425 acre tract of land described in said Document No. 2017178604, from which a 1/2-inch rebar found for the Southwest corner of a called 38.73 acre tract of land described in Document No. 2018034315 of the O.P.R.T.C.T. and a Southeast corner of said 367.425 acre tract, also being in said Northerly right-of-way line of Yager Lane, bears South 61°10'52" East a distance of 592.46 feet;

THENCE South 77°04'44" West along the Southeast line of said 3.12 acre tract, over and across said Yager Lane, a distance of 79.70 feet to a 1-inch iron pipe found in the Southerly right-of-way line of said Yager Lane;

THENCE along the South line of said 3.12 acre tract and the Southerly right-of-way line of said Yager Lane, the following eight (8) courses and distances:

- 1. North 27°14'25" East a distance of 180.54 feet to a 1/2-inch rebar found;
- 2. North 08°46'02" East a distance of 51.35 feet to a 1/2-inch rebar found;
- 3. North 19°34'44" West a distance of 45.34 feet to a 1/2-inch rebar found;
- 4. North 36°52'08" West a distance of 36.11 feet to a 1/2-inch rebar found;
- 5. North 56°51'35" West a distance of 28.96 feet to a 1/2-inch rebar found;

Exhibit B

- 6. North 62°57'32" West passing a 1/2-inch rebar found at a distance of 980.80 feet, passing another 1/2-inch rebar found at a distance of 1081.11 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 7. North 49°50'42" West a distance of 22.42 feet to a 1/2-inch rebar found; and
- 8. North 21°34'31" West a distance of 214.20 feet to a 1/2-inch rebar found for the Southwest corner of said 3.12 acre tract and the Northeast corner of a called 20.79 acre tract described in Document No. 2013122753 of the O.P.R.T.C.T., from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE North 74°25'09" East along the West line of said 3.12 acre tract, over and across said Yager Lane, a distance of 58.08 feet to a 1/2-inch rebar found for the Northwest corner of said 3.12 acre tract and being in the Northerly right-of-way line of said Yager Lane, from which a 1/2-inch rebar found in the West line of said 367.425 acre tract and said Northerly right-of-way of Yager Lane, also being the Southeast corner of a called 151.503 acre tract of land described in Document No. 2017203040 of the O.P.R.T.C.T., bears North 26°16'00" East a distance of 73.32 feet;

THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°19'09" East a distance of 164.52 feet to a 1/2-inch rebar found;
- 2. South 44°27'08" East a distance of 33.81 feet to a 1/2-inch rebar found;
- 3. South 56°19'11" East a distance of 53.80 feet to a 1/2-inch rebar found;
- 4. South 62°39'57" East a distance of 1953.49 feet to a 1-inch iron pipe found;
- 5. South 26°58'11" West a distance of 9.31 feet to a 1-inch iron pipe found;
- 6. South 07°04'21" West a distance of 136.13 feet to 1/2-inch rebar found;
- 7. South 25°58'07" West a distance of 122.83 feet to 60D Nail found; and

8. South 18°31'02" East a distance of 25.59 feet to the to the POINT OF BEGINNING and containing 3.13 acres of land more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.

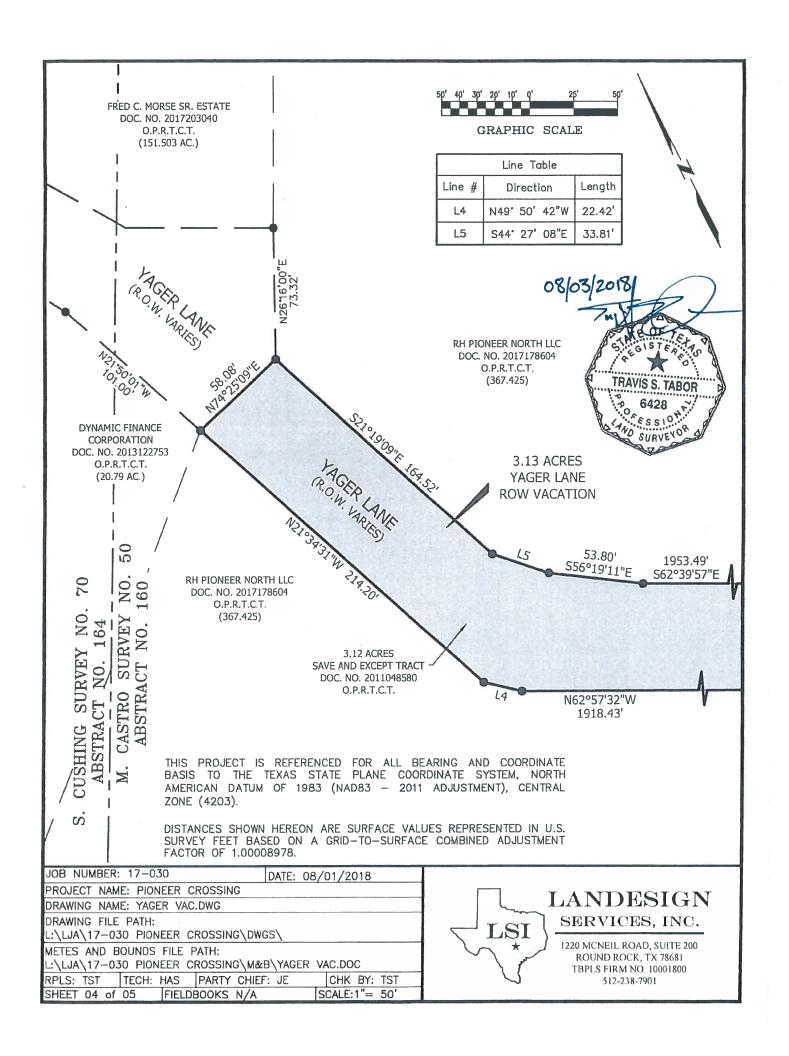
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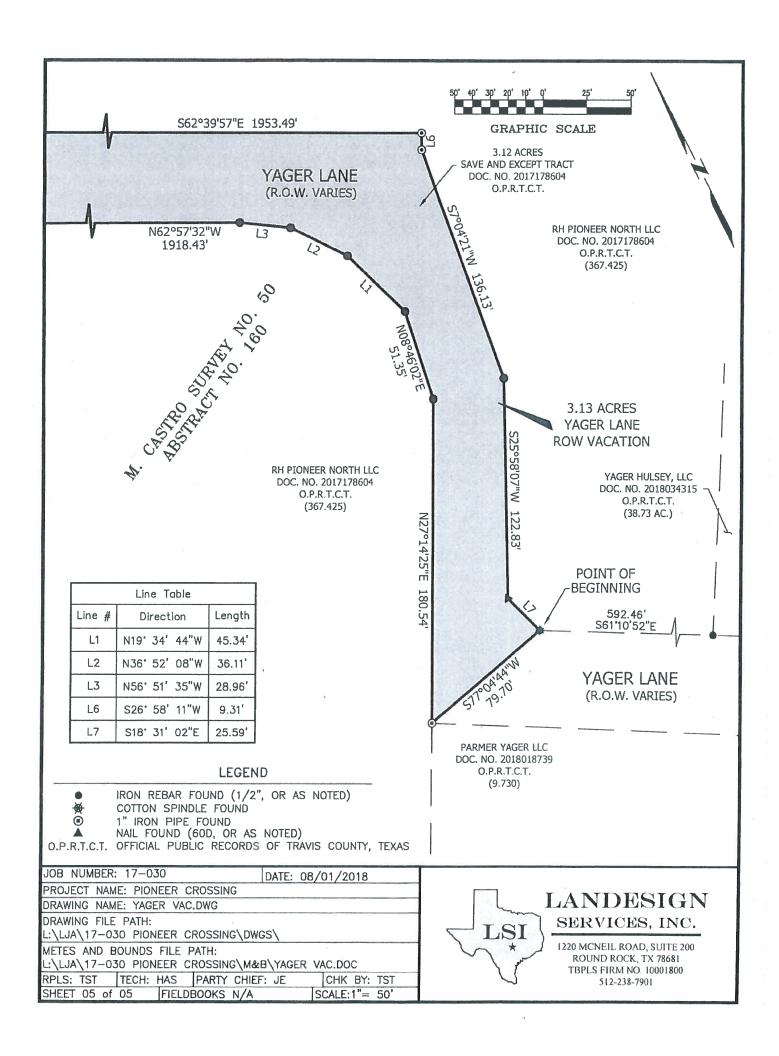
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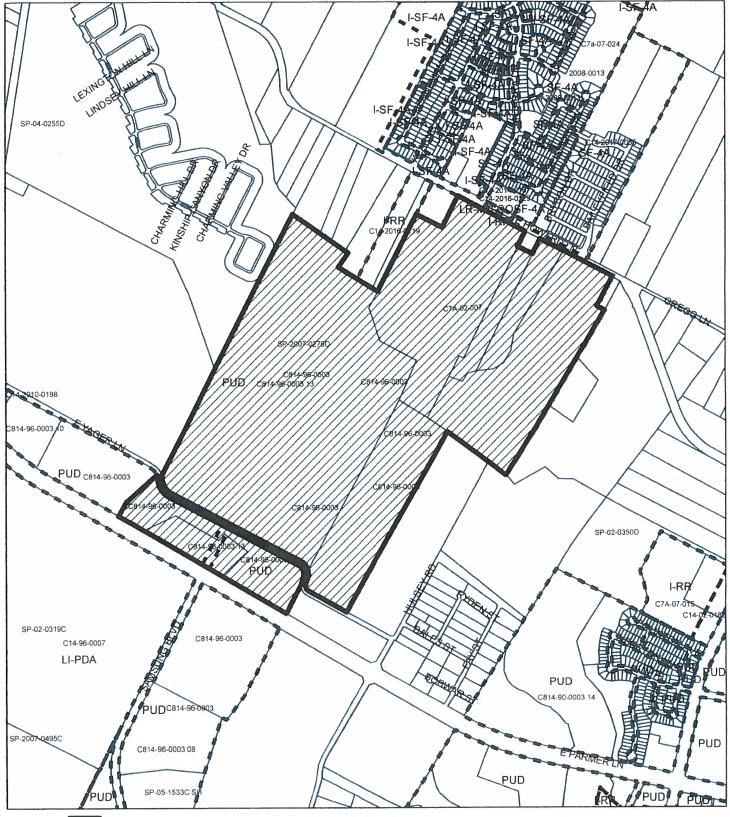
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Job Number: 17-030

Attachments: CAD Drawing: : L:\LJA\17-030 Pioneer Crossing\DWGS\Yager Vac.dwg









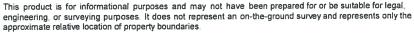


PENDING CASE

ZONING BOUNDARY

# **Zoning Case**

C814-96-0003.14 EXHIBIT "C"





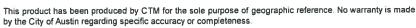




EXHIBIT D: Amended Land Use Plan

