

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-96-0003.16

(Pioneer Crossing PUD Amendment #16)

**Z.A.P. DATE:** ~~March 31, 2020~~ canceled

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:

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[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:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	PUD	Undeveloped
<i>North</i>	County, I-SF-4A	Undeveloped, Single Family Residences, Single Family Residential Subdivision (Cantarra Meadow)
<i>South</i>	LI-PDA, PUD (Pioneer Crossing PUD)	Samsung Manufacturing, Undeveloped Tracts
<i>East</i>	PUD (Pioneer Crossing PUD), County, W/LO	Undeveloped (Farmland), Manufactured Housing Subdivision (River Ranch), Single Family Residences, Stables (Rocking B Stables)
<i>West</i>	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 (Pioneer Crossing PUD Amendment #15: 10930 Defender Trail, Sprinkle Cut Off Road and Samsung Boulevard, Samsung Boulevard and East Braker Lane)	PUD to PUD: The applicant is requesting a 15 <sup>th</sup> amendment to the Pioneer Crossing PUD to address the interpretation of Part 13 of the original PUD ordinance (Ordinance No. 970410-I), that states the following:	10/03/19: Approved the staff's rec. for PUD zoning to modify the language for Part 13 of the original PUD Ordinance No. 970410-I as shown in Exhibit A and to dedicate an eight (8) acre parcel of land	10/31/19: Approved staff's recommendation for PUD zoning on all 3 readings (10-0, A. Alter-off dais); N. Harper-Madison-1 <sup>st</sup> ,

	<p><b>“PART 13.</b> 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.”</p>	<p>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>.</p>	
<p>C814-96-0003.14 (Pioneer Crossing PUD Amendment #14: 3124 East Parmer Lane)</p>	<p>PUD to PUD: The applicant requested a 14<sup>th</sup> amendment to the Pioneer Crossing PUD to to reallocate mixed use density residential (MDR) units in this portion of the PUD, to slightly increase the total amount of commercial area in exchange for a decrease in the total residential area, to request an increase in height on parcel RA-7 up to 75 feet or six stories) and to request and increase in height on parcel RA-8 and parcel RA-9 to a maximum of 60 feet or four stories</p>	<p>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>.</p>	<p>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.</p>
<p>C14-96-0007.01 (Samsung Austin Semiconductor PDA Amendment #1: 12100 Samsung Boulevard)</p>	<p>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</p>	<p>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>.</p>	<p>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-</p>

	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

		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 (Pioneer Crossing PUD Amendment #11: 2101 East Parmer Lane)	PUD to PUD: To reduce the intensity of uses permitted and to allow for single-family residential uses adjacent to the existing SF-2 parcel (W4) and public park parcel (W10) to the south, to remove the all of minimum setback requirements and to reduce the minimum lot size to from 5,750 sq. ft. 2,500 sq. ft. for the proposed SF-6 development on parcel (W2B), to remove all interior side yard setbacks on the proposed SF-3 (W3) and SF-6 (W2B) residential parcels and to designate a new 10+ ‘GR’ district parcel along Parmer Lane.	Case expired on 9/20/13 as the applicant did not submit and update 180 days from the date the application was filed per LDC Sect. 25-5-113.	N/A
C814-96-0003.10 (Pioneer Crossing PUD Amendment #10: 2400-2700 Block of East Parmer Lane)	PUD to PUD: To create a new Parcel E4A. Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site.	8/02/11: Approved staff’s recommendation for PUD zoning by consent to establish a new Parcel E4A with the following conditions: Parcel E4A will have the LI zoning district land use designation, will have a maximum height limit of 150-feet for a structure other than a building, and will allow Basic Industry as a permitted land use on the site. Vote: (5-0, G. Bourgeois-off dais, C.	8/25/11: Approved PUD zoning with conditions by consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .

		Banks-absent); D. Tiemann-1 <sup>st</sup> , S. Baldrige-2 <sup>nd</sup> .	
C814-96-0003.09 (Pioneer Crossing PUD Amendment #9: 2405 E. Yager Lane)	PUD to PUD: To amend the PUD to create a new parcel that will now be known as Parcel E21 for the property located at 2405 East Yager Lane and to designate "P" Public zoning district permitted uses and site development standards for Parcel E21 within the PUD. The applicant also requests that Major Utility Facilities and Maintenance and Service Facilities shall be permitted uses on this parcel within the PUD so that they will not be subject to the conditional use permit requirement for a property that is zoned P-public and greater than one acre.	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)
C814-96-0003.08 (Pioneer Crossing PUD Amendment #8: Samsung Boulevard)	PUD to PUD: To amend the PUD to relocate a 50-foot buffer/setback between Tracts E-8 and E-9 on the land use plan. Currently, the 50-foot buffer is shown entirely within Tract E-8, which is designated for IP (Industrial Park) development. The applicant would like to move the buffer to allow for 25-feet of the buffer to be located along the western boundary of Tract E-8 and 25-feet of the buffer to be located	9/02/08: Administratively approved by staff - The staff supports the proposed administrative change the land use plan because Tracts E-8 and E-9 are both owned by the applicant who is making this request. In addition, the proposed relocation of the 50-foot buffer will maintain a separation between the IP uses designated for Tract E-8 and the MF-2 uses which are designated for Tract E-9 within the Pioneer Crossing development. The requested land use relocations will promote consistency and orderly planning because these	N/A

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

		<p>the proposed land use change in this PUD amendment.</p> <p>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.</p> <p>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.</p>	
C814-96-0003.06 (Pioneer Crossing PUD Amendment #6: W. Braker Lane at Musket Valley Trail)	PUD to PUD: To change the land use designation on parcel W6 from “school” to GR-MU	4/01/08: Approved staff rec. to amend PUD (6-0, T. Rabago, J. Martinez-absent)	1/15/09: Approved Ordinance No. 2009115-96 for PUD zoning to change a condition of zoning (6-0)
C814-96-0003.05 (Pioneer Crossing PUD Amendment #5)	PUD to PUD: Proposed administrative amendment to change uses on Parcel open space/parkland locations within the PUD	6/19/07: Administratively approved by staff	N/A
C814-96-0003.04 (Pioneer Crossing PUD Amendment #4)	PUD to PUD: To amend land area for SF-2 development regulations from 534.42 acres to 471.21 acres and SF-5 development regulations from 86.25 acres to 149.44 acres. No density limits or original PUD approvals are proposed to change.	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	<p>5/19/05: Approved PUD amendment (6-0); 1<sup>st</sup> reading</p> <p>7/28/05: Approved PUD amendment (7-0); 2<sup>nd</sup>/3<sup>rd</sup> readings</p>
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 (Pioneer Crossing PUD Amendment #2)	PUD to PUD: Proposed administrative revision	3/12/02: Approved by staff	N/A
C814-96-0003 (Pioneer Crossing PUD)	I-RR to PUD	3/18/97: Approved staff rec. of PUD with conditions (8-0)	4/10/97: Approved PUD with conditions (7-0); all 3 readings

**RELATED CASES:** C814-96-0003 (Pioneer Crossing PUD)

**ABUTTING 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:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** (512) 974-3057  
[sherri.sirwaitis@austintexas.gov](mailto: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 an 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**

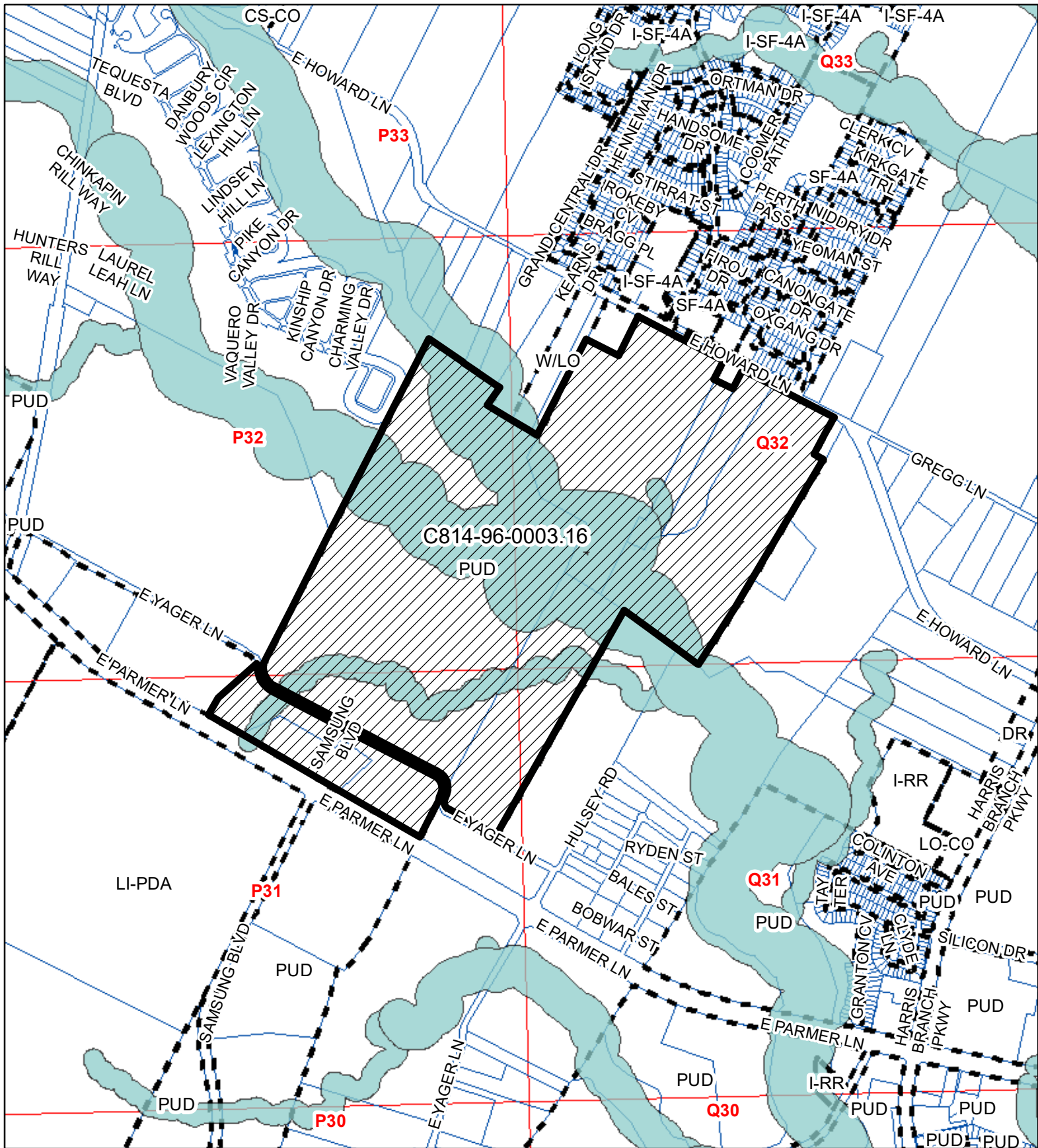
The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

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

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





### **Parks and Recreation**

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

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



1" = 1,250'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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## MEMORANDUM

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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

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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.

Redlined PUD  
Ordinance with  
proposed change  
for Amendment #11 Co

**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. ~~for those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.~~ 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.

Language to be added back in Amendment 16

**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**

\_\_\_\_\_, October 17, 2019

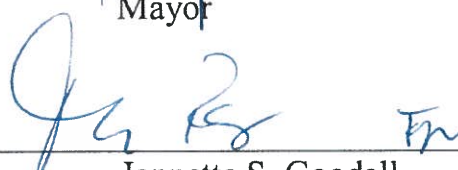
§  
§  
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
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
2. **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 "TRACT I" 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:

1. **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:

1. **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
2. **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 I", 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.

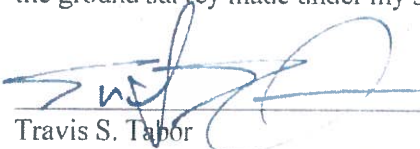
**PARCEL 1 = 343.58 Acres**

**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 survey made under my supervision during the month of April, 2017.

  
Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

06/30/2017  
Date



Job Number: 17-030\_Pioneer Crossing

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





**LANDESIGN  
SERVICES, INC.**  
2101 HWY. 7001  
LENO, MISSISSIPPI 39043  
601/666-1100  
1001 N. 7TH ST., SUITE 100  
FARMERS, MISSISSIPPI 39062



**LANDESIGN  
SERVICES, INC.**

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

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  $61^{\circ}10'52''$  East a distance of 592.46 feet;

**THENCE South  $77^{\circ}04'44''$  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  $27^{\circ}14'25''$  East** a distance of 180.54 feet to a 1/2-inch rebar found;
2. **North  $08^{\circ}46'02''$  East** a distance of 51.35 feet to a 1/2-inch rebar found;
3. **North  $19^{\circ}34'44''$  West** a distance of 45.34 feet to a 1/2-inch rebar found;
4. **North  $36^{\circ}52'08''$  West** a distance of 36.11 feet to a 1/2-inch rebar found;
5. **North  $56^{\circ}51'35''$  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;

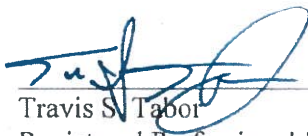
THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

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.



Travis S. Tabor  
Registered Professional Land Surveyor  
State of Texas No. 6428

08/03/2018



Job Number: 17-030

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



FRED C. MORSE SR. ESTATE  
DOC. NO. 2017203040  
O.P.R.T.C.T.  
(151.503 AC.)



GRAPHIC SCALE

Line Table		
Line #	Direction	Length
L4	N49° 50' 42"W	22.42'
L5	S44° 27' 08"E	33.81'

YAGER LANE  
(R.O.W. VARIES)

N21°50'01"W  
101.00'

DYNAMIC FINANCE  
CORPORATION  
DOC. NO. 2013122753  
O.P.R.T.C.T.  
(20.79 AC.)

N26°16'00"E  
73.32'

58.08'  
N74°25'09"E

521°19'09"E 164.52'  
YAGER LANE  
(R.O.W. VARIES)

RH PIONEER NORTH LLC  
DOC. NO. 2017178604  
O.P.R.T.C.T.  
(367.425)

08/03/2018



3.13 ACRES  
YAGER LANE  
ROW VACATION

RH PIONEER NORTH LLC  
DOC. NO. 2017178604  
O.P.R.T.C.T.  
(367.425)

N21°34'31"W 214.20'

3.12 ACRES  
SAVE AND EXCEPT TRACT  
DOC. NO. 2011048580  
O.P.R.T.C.T.

L5

53.80'  
S56°19'11"E

1953.49'  
S62°39'57"E

L4

N62°57'32"W  
1918.43'

S. CUSHING SURVEY NO. 70  
ABSTRACT NO. 164

M. CASTRO SURVEY NO. 50  
ABSTRACT NO. 160

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO 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.

JOB NUMBER: 17-030

DATE: 08/01/2018

PROJECT NAME: PIONEER CROSSING

DRAWING NAME: YAGER VAC.DWG

DRAWING FILE PATH:

L:\LJA\17-030 PIONEER CROSSING\DWGS\

METES AND BOUNDS FILE PATH:

L:\LJA\17-030 PIONEER CROSSING\M&B\YAGER VAC.DOC

RPLS: TST

TECH: HAS

PARTY CHIEF: JE

CHK BY: TST

SHEET 04 of 05

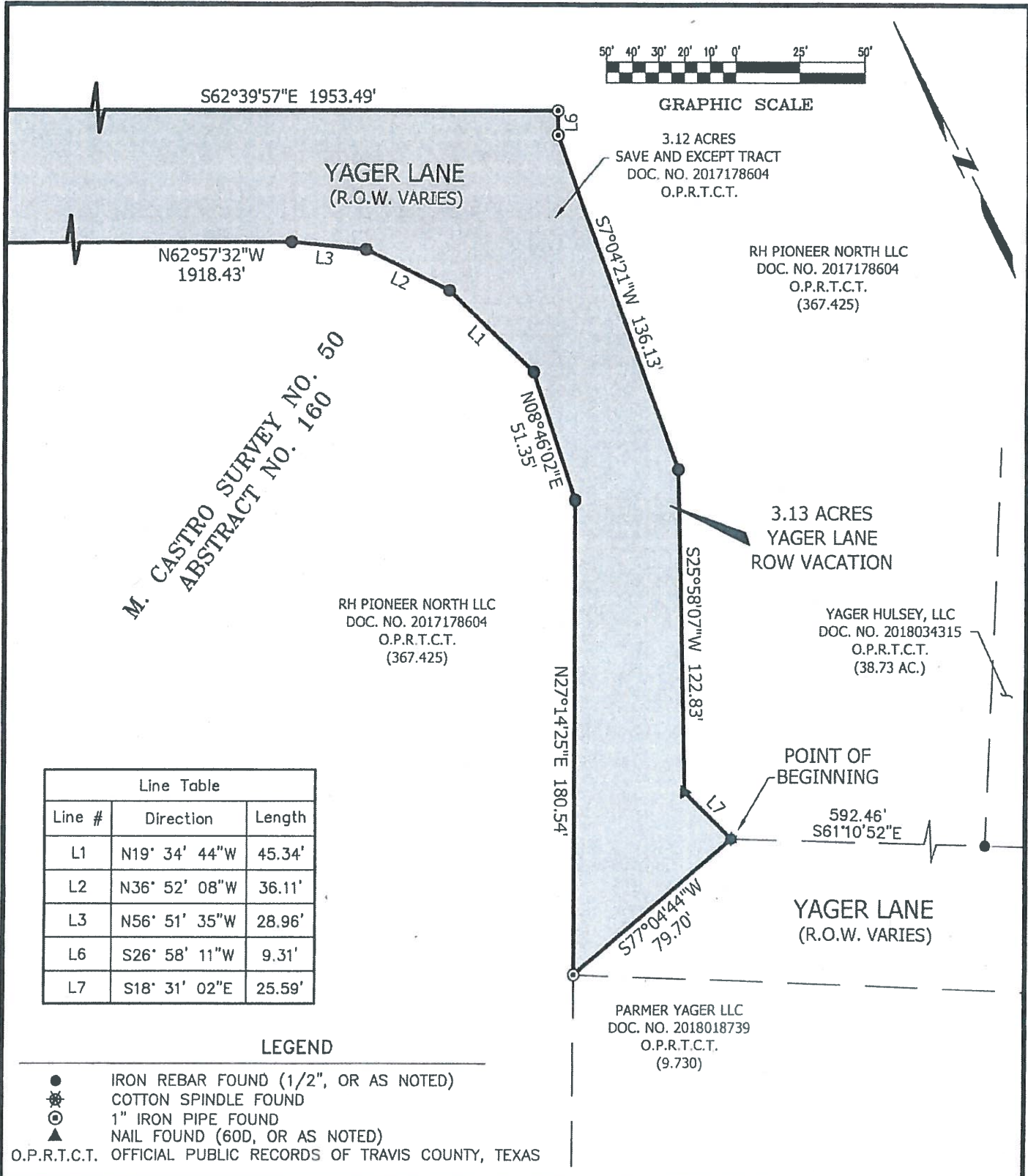
FIELDBOOKS N/A

SCALE: 1" = 50'



LANDESIGN  
SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901



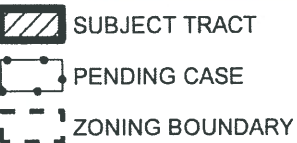
JOB NUMBER: 17-030		DATE: 08/01/2018	
PROJECT NAME: PIONEER CROSSING			
DRAWING NAME: YAGER VAC.DWG			
DRAWING FILE PATH:			
L:\LJA\17-030 PIONEER CROSSING\DWGS\			
METES AND BOUNDS FILE PATH:			
L:\LJA\17-030 PIONEER CROSSING\M&B\YAGER VAC.DOC			
RPLS: TST	TECH: HAS	PARTY CHIEF: JE	CHK BY: TST
SHEET 05 of 05		FIELDBOOKS N/A	SCALE:1"= 50'



## LANDESIGN SERVICES, INC.

1220 MCNEIL ROAD, SUITE 200  
ROUND ROCK, TX 78681  
TBPLS FIRM NO. 10001800  
512-238-7901





C814-96-0003.14 **EXHIBIT "C"**

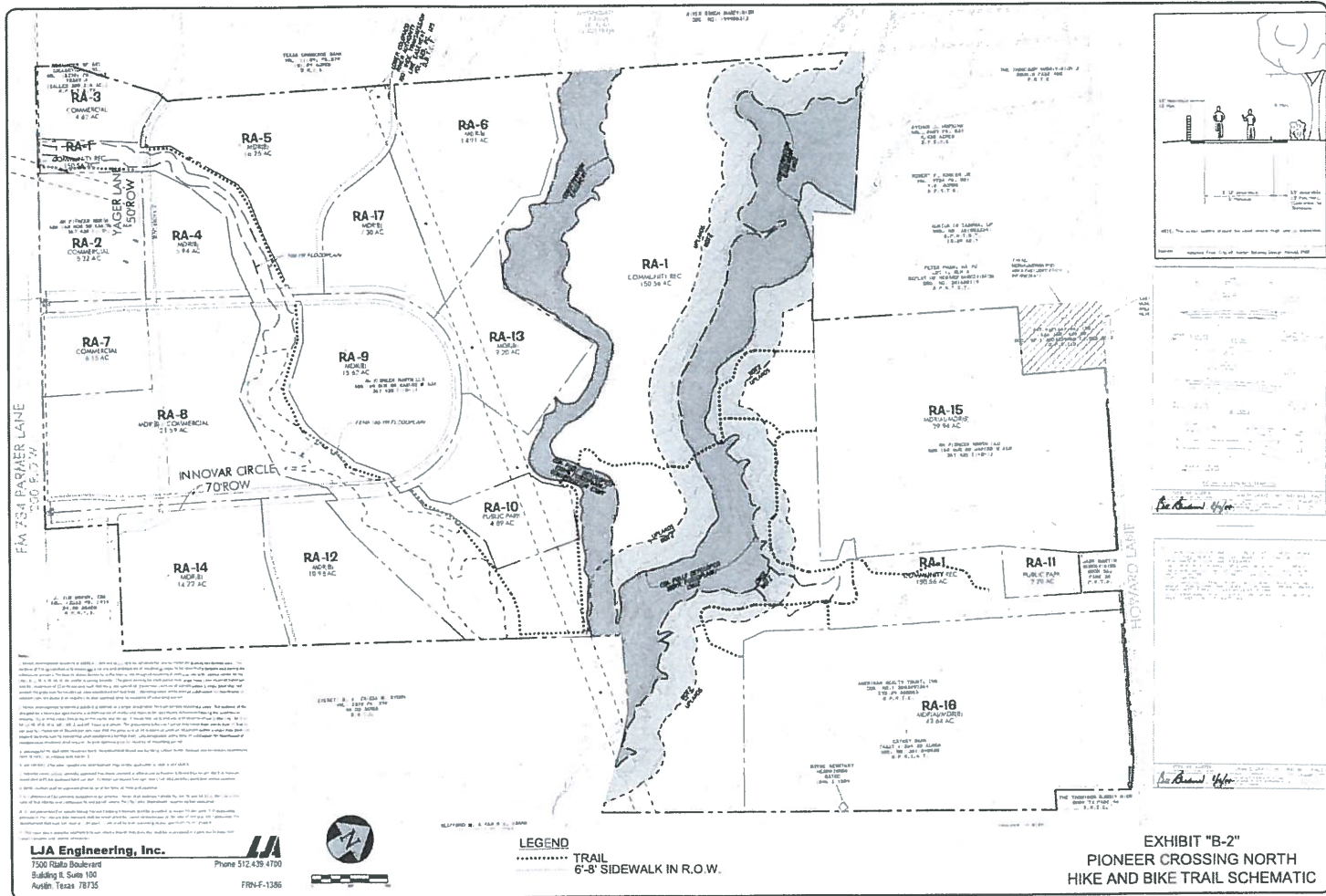


This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

$$1'' = 1,100'$$

## EXHIBIT D: Amended Land Use Plan





**LJA Engineering, Inc.**  
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Building B, Suite 100  
Austin, Texas 78725  
Phone 512-479-4700  
FRN-1386

