

ORDINANCE NO. _____

1 **AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE**
2 **LAND USE PLAN FOR THE PIONEER CROSSING PROJECT, REZONING AND**
3 **CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT**
4 **(PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR**
5 **THE PROPERTY LOCATED GENERALLY IN THE VICINITY OF PARMER**
6 **LANE SOUTH OF GREGG LANE, EAST OF DESSAU ROAD, WEST AND**
7 **NORTH OF CAMERON ROAD.**

8
9 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

10
11 **PART 1.** Pioneer Crossing planned unit development is comprised of approximately
12 1,548 acres of land located generally in the vicinity of Parmer Lane south of Gregg Lane,
13 east of Dessau Road, and west and north of Cameron Road and more particularly described
14 by metes and bounds in the Land Use Plan incorporated into Ordinance No. 970410-I and
15 Ordinance No. 2005012-258.

16
17 **PART 2.** Pioneer Crossing planned unit development was approved April 10, 1997 under
18 Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No.
19 20050512-058.

20
21 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
22 change the base district from planned unit development (PUD) district to planned unit
23 development (PUD) district on the property generally known as the Pioneer Crossing
24 planned unit development ("Pioneer Crossing PUD"), locally known as the property
25 located in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, west and
26 north of Cameron Road, in the City of Austin, Travis County, Texas, and generally
27 identified in the map attached as Exhibit "A".

28
29 **PART 4.** This ordinance, together with the attached Exhibits A through B, shall constitute
30 the land use plan for the Pioneer Crossing planned unit development district ("PUD")
31 created by this ordinance. The PUD shall conform to the limitations and conditions set
32 forth in the ordinance and the Pioneer Crossing planned unit development land use plan on
33 record at the Neighborhood Planning and Zoning Department in File No. C814-96-0003. If
34 this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise
35 specifically provided by this ordinance, all other rules, regulations and ordinances of the
36 City in effect on the effective date of this ordinance apply to the Pioneer Crossing PUD.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. Exhibit B of Ordinance No. 970410-I is amended as shown on Exhibit B of this ordinance. The attached exhibits are as follows:

Exhibit A: Zoning map

Exhibit A-1: Site map for a 63.21 acre tract located along Samsung Boulevard approximately 1,000 feet east from its intersection with Sprinkle Cutoff Road

Exhibit B: Amended Pioneer Crossing PUD land use plan; pages 1-4

PART 6. The Original Ordinance, as amended, is modified as shown in this Part.

- (A) Exhibit B is amended to adjust the number of acres for single family residence standard lot (SF-2) base district development regulations from 534.42 acres to 471.21 acres and the residential units from 2,639 to 2,319 residential units.
- (B) Exhibit B is amended to adjust the number of acres for urban family residence (SF-5) district development regulations from 86.25 acres to 149.44 acres and the number of residential units from 504 to 824 residential units.
- (C) The total acreage and total residential units will remain the same: 620.67 acres and 3,142 residential units.

PART 7. Except as otherwise provided for in this ordinance, the terms and conditions of Ordinance No. 970410-I, as amended, remain in effect.

PART 8. This ordinance takes effect on _____, 2005.

PASSED AND APPROVED

§
§
§

_____, 2005

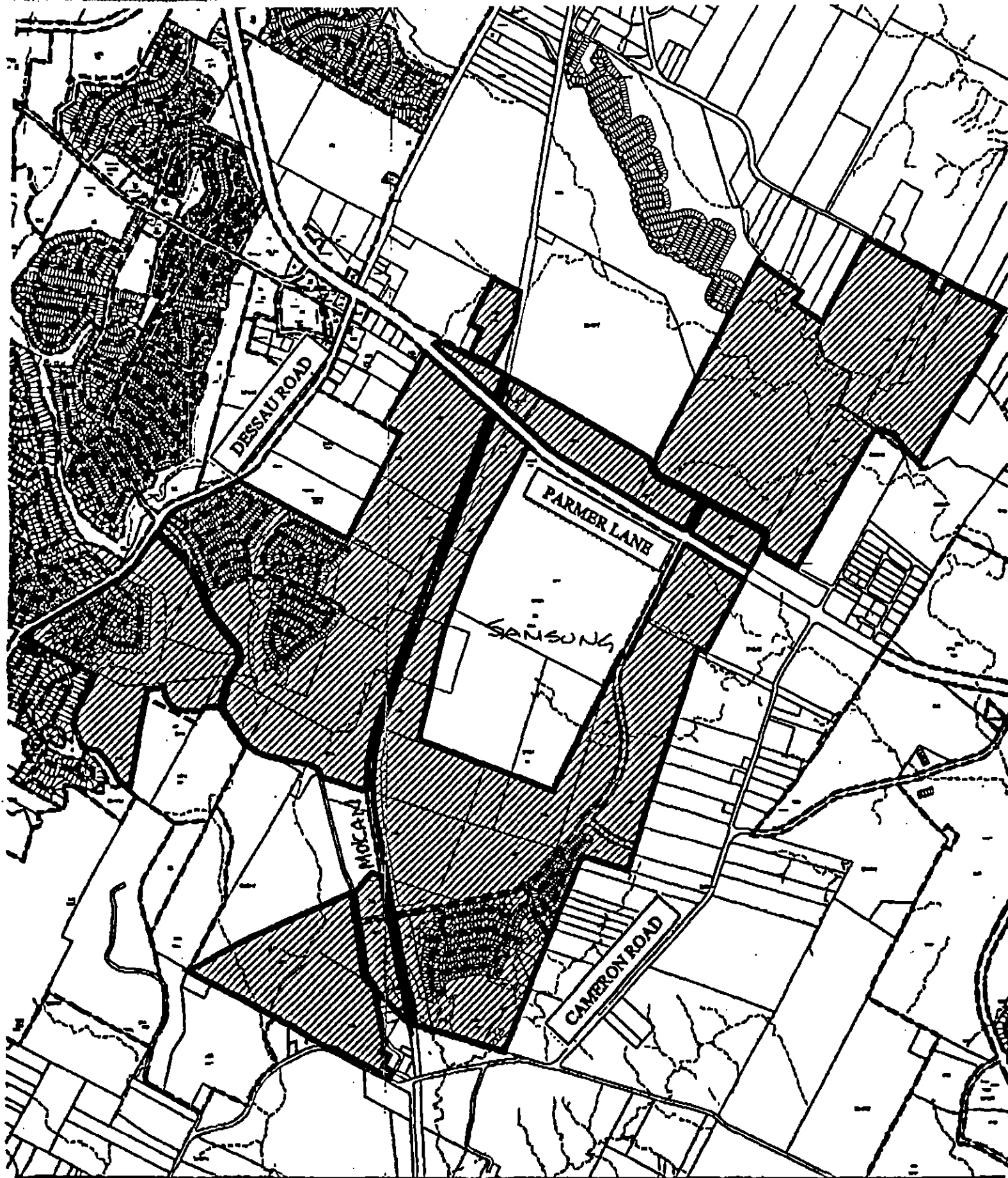
Will Wynn
Mayor

APPROVED:

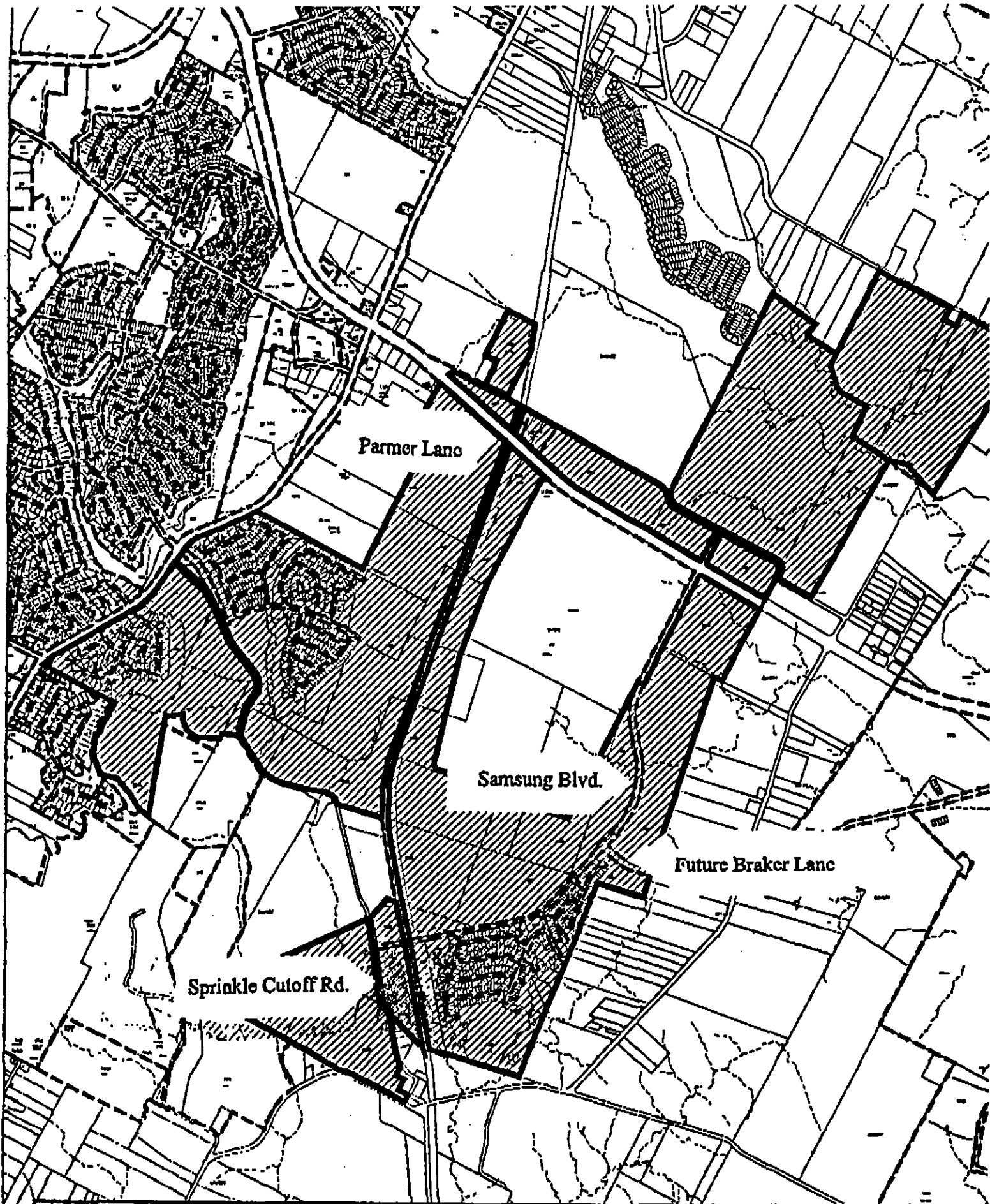
David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk



 SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: T. BOLT    1" = 200'	EXHIBIT A PLANNED UNIT DEVELOPMENT CASE #: C814-96-0003 ADDRESS: PIONEER CROSSING PUD SUBJECT AREA (acres): N/A DATE: 04-11 INTLS: SM	CITY GRID REFERENCE NUMBER 'P29-32 N29- 32
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SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: T. BOLT



EXHIBIT A-1
PLANNED UNIT DEVELOPMENT
CASE #: C814-96-0003
ADDRESS: PIONEER CROSSING PUD
SUBJECT AREA (acres): N/A

DATE: 05-05
INTL S. SM

CITY GR
REFEREN
NUMBER
P29-32 A
32

PERMITTED USES TABLE
 Exhibit D

Use	Residential	Commercial	Industrial	Public	Other
Single-Family Detached	Yes	No	No	No	No
Single-Family Attached	Yes	No	No	No	No
Multi-Family Residential	Yes	No	No	No	No
Office	No	Yes	No	No	No
Retail	No	Yes	No	No	No
Food Service	No	Yes	No	No	No
Hotel/Motel	No	Yes	No	No	No
Medical	No	Yes	No	No	No
Education	No	Yes	No	No	No
Government	No	Yes	No	No	No
Religious	No	Yes	No	No	No
Recreation	No	Yes	No	No	No
Utilities	No	Yes	Yes	No	No
Transportation	No	Yes	Yes	No	No
Manufacturing	No	No	Yes	No	No
Warehousing	No	No	Yes	No	No
Storage	No	No	Yes	No	No
Landfill	No	No	No	No	Yes
Other	No	No	No	No	No

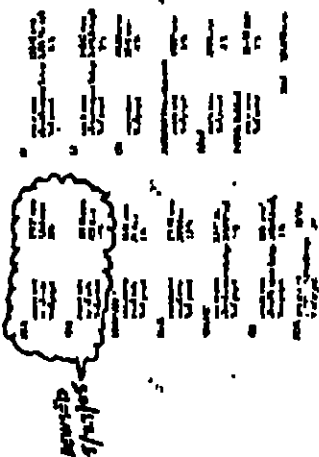
Amended 10/11/04
 See Exhibit D-1

TYPICAL NOTES

1. All lots shall be developed in accordance with the approved site plan.
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LAND USE SUMMARY



Part	Acres
Part A	516.45
Part B	22.07
Part C	271.97
Part D	480.70
Part E	119.36
Part F	133.68
Total	1,549.23

TOTAL ACRES BY PART

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

SITE DEVELOPMENT, LOCATION AND LAND USE SUMMARY

Part	Acres	Land Use
Part A	516.45	Residential
Part B	22.07	Residential
Part C	271.97	Residential
Part D	480.70	Residential
Part E	119.36	Residential
Part F	133.68	Residential
Total	1,549.23	Residential



PART LOCATION KEY MAP



LAND USE PLAN
 REVISION DATE 10/11/04

DESIGNED BY: [Name]

CHECKED BY: [Name]

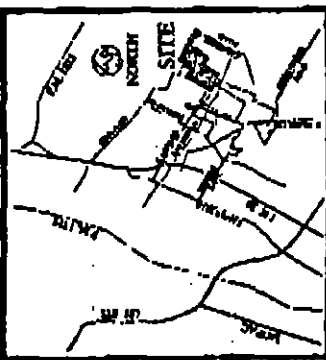
DATE: 10/11/04

Project: [Name]

Client: [Name]

Scale: 1" = 100'

**PIONEER CROSSING
STANDARD PLANTED TREE DEVELOPMENT
CONSTRUCTION, LANDS, PLOTS**



ANNEX LAND USE SUMMARY	41.34 AC
PUBLIC ACQUISITION FOR	3.59 AC
CONVENTION/RETAIL (GORDON)	1.04 AC
CONVENTION/RETAIL (HOLBY)	9.07 AC
WORLD DISCOVERY AT/CONVENTION/RETAIL	2.88 AC
PUBLIC PARK	13.88 AC
TOTAL ANNEX	

LAND USE SENSARY	
PUBLIC RECREATION CO	1499 AC
CONSERVATION/RECREATION	485 AC
CONSERVATION/RECREATION	315 AC
CONSERVATION/RECREATION	194 AC
CONSERVATION/RECREATION	73 AC
CONSERVATION/RECREATION	1659 AC
CONSERVATION/RECREATION	765 AC
CONSERVATION/RECREATION	374 06 AC
TOTAL	

[illegible]