

**Zoning Ordinance Approval**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: 139**  
**AGENDA DATE: Thu 06/23/2005**  
**PAGE: 1 of 1**

**SUBJECT:** C814-96-0003 - Pioneer Crossing - Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1800 ft. along the north side of Samsung Blvd., approximately 1000 ft. east from its intersection with Sprinkle Cutoff Road (Walnut Creek Watershed) from Planned Unit Development (PUD) district zoning to Planned Unit Development (PUD) district zoning in order to modify the land use plan. First reading on May 19, 2005. Vote: 6-0 (Thomas off the dais). Applicant: Pioneer Development Corp. (Ralph Reed). Agent: Planned Environments (Jim Vater). City Staff: Thomas Bolt, 974-2755.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Alice Glasco

## SECOND / THIRD READINGS SUMMARY SHEET

**ZONING CASE NUMBER:** C814-96-0003

**REQUEST:**

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 1800 ft. along the north side of Samsung Blvd., approximately 1000 ft. east from its intersection with Sprinkle Cutoff Road (Walnut Creek Watershed) from Planned Unit Development (PUD) to Planned Unit Development (PUD) in order to amend the land use plan. Amending the land area for single-family residence standard lot district development regulations (SF-2) from 534.42 acres to 471.21 acres and to amend the land are for urban family residence district development regulations (SF-5) from 86.25 acres to 149.44 acres.

**DEPARTMENT COMMENTS:**

The most recent amendment to have council approval added land area to the north of the existing PUD. The land use amendment requested under this request is not affected by the PUD adding more land area to the overall PUD approved by council last month. This amendment request is sought to reassign already density already approved for this area. .

**OWNER/APPLICANT:** Pioneer Development Corp. (Ralph Reed)

**AGENT:** Planned Environments (James Vater)

**DATE OF FIRST READING:** May 19, 2005, approved PUD district zoning, on 1<sup>st</sup> Reading (7-0).

**CITY COUNCIL HEARING DATE:** June 23, 2005

**CITY COUNCIL ACTION:** Approved planned unit development (PUD) district zoning 1<sup>st</sup> reading only.

**ORDINANCE NUMBER:**

**ASSIGNED STAFF:** Thomas Bolt  
e-mail: Thomas.bolt@ci.austin.tx.us

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-96-0003

**Z.A.P. DATE:** March 01, 2005

March 29, 2005

April 19, 2005

**ADDRESS:** 1800 ft. along the north side of Samsung Blvd. approximately 1000 ft east from its intersection with Sprinkle Cutoff Road.

**OWNER/APPLICANT:** Pioneer Development Corp., Ralph Reed.

**AGENT:** Planned Environments, Jim Vater

**ZONING FROM:** PUD (SF-2 & SF-5) **TO:** PUD (SF-2 & SF-5) **AREA:** 63.21 acres

### **SUMMARY STAFF RECOMMENDATION:**

To approve the requested rezoning from PUD to PUD in order to amend the land use plan. Amending the land area for single-family residence standard lot district development regulations (SF-2) from 534.42 acres to 471.21 acres and to amend the land are for urban family residence district development regulations (SF-5) from 86.25 acres to 149.44 acres.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

TO APPROVE STAFF'S RECOMMENDATION FOR REZONING FROM PUD TO PUD ZONING; BY CONSENT. [J.M; M.W 2<sup>ND</sup>] (7-0) K.J; C.H – ABSENT

### **DEPARTMENT COMMENTS:**

The original PUD zoning included provisions for SF-2 - 534.42 acres of land for 2639 dwelling units equaling 38% of the project and 86.25 acres with 504 dwelling units equaling 6% of the land area included in the PUD. The combined dwelling units totaled 3143. The proposal is to adjust the land area designated SF-2 to 471.21 acres for 2319 dwelling units representing 34% of the project and SF-5 - 149.44 acres for 824 dwelling units representing 10% of the land area. The original PUD combined dwelling units for SF-2 and SF-5 development totaled 3143. The proposed PUD change does not increase the total number of dwelling units for the combined area totaling 44% of the entire PUD.

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

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	PUD area of site	Undeveloped
<i>North</i>	PUD	Undeveloped farther north - Samsung
<i>South</i>	PUD	Undeveloped
<i>East</i>	PUD	Undeveloped Rights-of-way under construction
<i>West</i>	PUD	Undeveloped farther west single family residential development

**AREA STUDY:** N/A

**TIA:** N/A

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

#51 Northeast Walnut Creek Neighborhood Assn.  
#64 River Oaks Lakes Estates Neighborhood  
#114 North Growth Corridor Alliance  
#149 Woodcliff Homeowners Assn.  
#179 Walnut Place Neighborhood Assn.  
#295 Collinwood West Owner's Assn.  
#342 Edward Joseph Developments, LTD  
#474 Windsor Hills Neighborhood Assn.  
#511 Austin Neighborhoods Council  
#643 NorthEast Action Group  
#666 Gregg Neighborhood Assn  
#937 Taking Action Inc.  
#671 Collinwood Homeowners Assn.

**SCHOOLS:**

Copperfield Elementary School  
Dassau Elementary School  
Dassau Middle School

**CASE HISTORIES:** N/A

**RELATED CASES:**

C814-96-0003 PUD PC Approved. 03/18/97, CC Approved. 04/10/97  
C814-96-0003 PUD - Amendment – Administrative Approval 03/15/02  
C814-96-0003 PUD Amendment ZAP Approved. 03/25/03, CC Approved. 04/24/03

**ABUTTING STREETS:**

NAME	CLASSIFICATION
Braker Lane	To Be Constructed as a MAD6
Parmer Lane	Currently a MAD4 w/ Varying pavement width
Arterial A	To Be Constructed as a MAD4

A TIA was previously approved for this case. No update was required because the density was not increasing and there were no changes made to the roadway facilities. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

**CITY COUNCIL DATE:** June 23, 2005

**ACTION:**


**ORDINANCE READINGS:**      1<sup>st</sup>      2<sup>nd</sup>      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Thomas Bolt  
Thomas.bolt@ci.austin.tx.us

**PHONE:** 512 974-2755



 <p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: T. BOLT</p> <p>1" = 2000'</p>	<p>PLANNED UNIT DEVELOPMENT</p> <p>CASE #: C814-96-0003</p> <p>ADDRESS: PIONEER CROSSING PUD</p> <p>SUBJECT AREA (acres): N/A</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>'P29-32 N29- 32</p>
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# City of Austin

C814-96-0003

REQUEST: FROM PUD TO PUD

NOTE: THE PIONEER CROSSING PUD  
IS TOO LARGE TO FIT IN ONE  
LEGIBLE MAP. THE SITE AREA IS  
OUTLINED IN WHITE WITH SAMSUNG  
OUTLINED IN BLACK TO THE NORTH

☐ Zoning



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## **STAFF RECOMMENDATION**

To approve the requested rezoning from PUD to PUD in order to amend the land use plan. Amending the land area for single-family residence standard lot district development regulations (SF-2) from 534.42 acres to 471.21 acres and to amend the land are for urban family residence district development regulations (SF-5) from 86.25 acres to 149.44 acres.

## **BACKGROUND**

The Pioneer Crossing Planned Unit Development (PUD) was approved in 1996. The Original PUD incorporated a mixed land use inclusive of single family residential, multi-family residential, commercial and industrial types of uses on 1410.55 acres of land located south and southeast of the intersection of Dassau Rd. and Parmer Lane. The Original PUD provided for 534.42 of family residence district (SF-3) density and 86.25 acres of urban family residence (SF-5) density. The combined SF districts totaled 44 percent of the land area included in the PUD.

## **BASIS FOR RECOMMENDATION**

The proposed zoning should be consistent with the purpose statement of the district sought. The purpose statement of the PUD zoning district is below:

Planned unit development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under the conventional zoning and subdivision regulations. A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographical constraints.

The ways in which the proposed PUD amendment meets the above statement are summarized below:

The site proposes a mix of large-scale residential, commercial, and industrial uses planned as a single contiguous project under unified control. Upon approval it will be subject to the regulations and restrictions set forth in the related exhibits (Land Use Plan, Permitted/Prohibited Use Chart, Site Development Regulations, Park Network Plan and PUD Agreement/Ordinance, and any other Exhibits deemed appropriate). Because the site was planned in a comprehensive manner with careful attention to land use compatibility, land use variety, environmental and water quality elements, density, and transportation elements, it is staff's opinion that the resulting

development would be superior to what could be accomplished via current development regulations.

In addition, due to the location of this site on the fringe of the urban core City of Austin Smart Growth principals are key to providing responsible growth within the Austin area. This proposal meets the following Smart Growth principals numbered below:

Provide a variety of housing for a variety of generation and income level.

There are two residential districts applied to the PUD: Mixed Density Residential (MDR) Low/Moderate, and High. Mixtures of residential uses are permitted within each MDR parcel ranging from standard lot (5,750 square foot maximum) to multifamily, town home and retirement housing development. To assure a mix of housing choices at least 20% and 50% of the net site area of each MDR (Low/Mod) and MDR (High) parcel respectively must be developed with a residential use other than single family detached.

1. *Develop new communities that give residents the option of living, working, shopping and playing in walkable neighborhoods.*

The option of neighborhood friendly and compatible commercial and retail uses are provided for in close proximity to the designated residential parcels. Most parcels will be connected by a hike and bike trail that parallel the main arterial roadway through the amendment area of the PUD. In addition, the PUD regulations allow for small percentages of neighborhood support services within residential parcels, if desired, to promote options for services and employment close to home.

2. *Encourage both sustainable and quality building practices.*

*A summary of the benefits to the agreed upon Austin Energy Green Building Program standards for both residential and commercial development is provided below:*

*Development and construction practices are significant contributors to the depletion of natural resources and a major cause of air and water pollution, solid waste, deforestation, toxic wastes, health hazards, global warming, and other negative consequences. Building construction, operations and demolition directly or indirectly consume over 40 percent of all U.S. energy and 66 percent of all U.S. electricity. Buildings use 25-30 percent of all the world's wood and raw materials, 25 percent of water, and account for 35-40 percent of municipal solid waste (28% of this coming from construction and demolition debris). In addition, buildings are a major source of the pollution that causes urban air quality problems, and the pollutants that many scientists believe cause climate change.*

The built environment has a profound impact on our natural environment, economy, health and productivity. Green building practices provide the framework and tools to

build in an efficient, healthy, and ecologically responsible manner. Encouraging green building practices is in the public's interest because these techniques maximize environmental, economic and social benefits. Specific benefits include:

#### **Environmental Benefits**

- Minimization of local ecological degradation (habitat, air, soil, and water) by enhancing and protecting natural habitats through efficient site and building design, sustainable construction practices, and low impact building materials and operational practices.
- Improved air and water quality.
- Reduction of solid waste.
- Conservation of energy, water and other natural resources.

#### **Economic Benefits**

- Monthly savings to building owners and tenants through reduced operation costs and increased operation and maintenance efficiencies.
- Enhanced asset value and profits.
- Improved employee productivity and satisfaction.
- Keeping money in the local economy and creation of new local industries and jobs.
- Reduction of public infrastructure costs related to development.

#### **Social Benefits**

- Improved air, thermal, and acoustic environments.
- Enhanced occupant comfort, well being and health.
- Strengthened existing goals related to increased density, mixed use and transit-oriented development, stormwater and erosion control, brownfield redevelopment, and increased bicycle and pedestrian access.
- Contributions to community health, vitality and aesthetics

### ***3. Promote and foster distinctive, attractive places with a strong sense of place.***

An urban design feature requiring residential garages to be located at least 10 feet behind the front façade of a structure has been incorporated into this PUD agreement. If the garage does not face the front of the lot then the setback may be reduced to 7 feet. This feature takes focus away from the automobile for stronger focus on the home and more attractive architectural features usually associated with the residential structure such as roof pitches, porches, windows, etc.

4. Implement transportation improvements that reduce congestion while encouraging alternatives to the automobile. A main arterial roadway is planned for the amended and new area of the PUD. In addition, there is a parallel hike and bike trail network that will provide options for bicycling and walking for transportation. Bicycle parking is required for all multifamily development, 50% of which must be covered, in order to encourage this mode of transportation.

### ***5 Incorporate civic uses within the development.***

*Conveyance of ownership of parkland and land for City of Austin Fire/EMS services will be dedicated to the City of Austin upon approval of this PUD zoning.*

## **EXISTING CONDITIONS**

### **Site Characteristics**

#### **Impervious Cover**

According to flood plain maps, there is a floodplain within the project boundary. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover allocations are defined in the Pioneer Crossing P.U.D.

### **Right of Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

#### **Water and Wastewater**

The landowner intends to serve each lot with City water and wastewater utilities. Water and wastewater utility improvements are required. The landowner, at own expense, will be responsible for providing the necessary water and wastewater utility improvements to serve each lot.

No lot will be occupied until the structure is connected to the City water and wastewater utility system. The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.

The water and wastewater utility system serving this subdivision must be in accordance with the City utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City plan review and inspection fees.

#### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

#### **Compatibility Standards**

Not Applicable

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-96-0003

Contact: Thomas Bolt, (512) 974-2755

Public Hearing:

March 1, 2005 Zoning and Platting Commission

THOMAS M. MADISON

☐ I am in favor  
☐ I object

Your Name (please print)

CEMETERY TRUSTEE OF THE  
METHODIST EPISCOPAL CHURCH OF MT SALEM  
P.O. BOX 150865, AUSTIN, TX 78715-0365

Your address(es) affected by this application

Thomas M. Madison 3-4-05  
Signature Date

Comments: THIS CEMETERY IS AN OFFICIAL  
HISTORIC TEXAS CEMETERY. THE ACREAGE  
IS 2.33 ACRES. IT DOES ABUT CASE  
NUMBER: C814-96-0003 SITE (SEE ENCLOSURE)  
MY CONCERN IS THAT THIS CEMETERY  
SHOULD BE DESIGNATED ON THE PLANNED  
UNIT DEVELOPMENT MAP, SO THAT ALL  
CONSTRUCTION WORKERS WILL AVOID IT,  
AND ENSURE THE CEMETERY IS NOT  
DAMAGE.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Thomas Bolt

P. O. Box 1088

Austin, TX 78767-8810



04/09/97 HRC

06/30/97 FA

07/01/97 GMR

04/08/96 CKM

**METHODIST  
EPISCOPAL CHURCH  
OF MOUNT SALEM  
CEMETERY**

JURISDICTIONS

CITY OF AUSTIN

AUSTIN I.S.D.

MANOR I.S.D.

TCESD NO. 4

ACC

**CENTRAL APPRAISAL DISTRICT**

P.O. BOX 149012

78714

78754

AUSTIN, TEXAS

(512) 834-9317

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C314-96-0003

Contact: Thomas Bolt, (512) 974-2755

Public Hearing:

March 1, 2005 Zoning and Platting Commission

Julius + Shirley Gordon  
Your Name (please print)



1405 Mussett St. Austin, Tx. 78754  
Your address(es) affected by this application

Shirley Gordon  
Signature

2/23/05  
Date

Comments:

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If you use this form to comment, it may be returned to:

City of Austin  
Neighborhood Planning and Zoning Department  
Thomas Bolt  
P. O. Box 1088  
Austin, TX 78767-8810



**Bolt, Thomas**

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**From:** Dr. Parsonneault [drparsonneault@gmail.com]  
**Sent:** Tuesday, March 01, 2005 2:54 PM  
**To:** Bolt, Thomas  
**Subject:** Case # C814-96-0003

Dear Tom,

My name is Dr. Catherine Parsonneault. We had a very pleasant conversation by phone a couple weeks ago. You were quite helpful to me in understanding some things about development in NE Austin, particularly as it might affect the Woodcliff neighborhood, where I live, and I am grateful to you for the time you took in speaking with me.

We did receive the city's notice of a public hearing for re-zoning (Case Number C814-96-0003), and I intend to be present at the hearing on March 1. I have a couple of concerns, though.

First, it appears that the notice is incomplete. The Proposed Zoning Change information includes an incomplete sentence at the end of the paragraph that begins "To PUD - " where the sentences read, "This PUD amendment proposes 471.21 acres of SF-3 and 149.44 acres of SF-5 development intensities. Combined Single Family Dwelling units proposed 3143 There [sic] is no increase in the "

I was not able to make sense out of the final sentence fragment, and would like to ask whether the lack of clarity would have any effect in perhaps postponing the hearing until those who are required by law to be notified have received a complete notification. Is it possible for a citizen like me to request a postponement because information in a Notice of Public Rezoning Hearing was garbled or clearly incomplete? If so, I hereby make that request.

I am also quite concerned, frankly, about any city policy for zoning applications that could allow, let alone encourage, developers to request densities, platting, or division into units without taking into account infrastructure land usage requirements for streets, easements, and other public land use. It seems to me that a process encouraging an unrealistic projection or estimate by a developer, which then allows what would have originally been considered to be unacceptable parameters -- through a re-zoning hearing -- in order to belatedly take into account such requirements, only manipulates the city, the Zoning Commission, and the taxpayers, to the detriment of the planning process and neighborhood development, but to the benefit of developers who might find it easy, because of the city's process, to disregard their obligation to plan appropriately from the outset.

I would like to have more complete information on the zoning application process, the requirements for information and planning that must be met prior to an initial hearing, and any other information that could help me understand how a developer could be granted a zoning status based on a number of tracts, plats, or other land unit divisions without taking into account those public infrastructure requirements.

I would be happy to meet with you to discuss these concerns further. As I indicated during our phone conversation, I appreciate the work you and your colleagues do. I was grateful for your willingness to discuss these matters with me. If you have any further information for me that could be transmitted via email, I'd be happy to receive that, too. I look forward to meeting you, either at the Zoning and Platting Commission Hearing on March 1, or at another time convenient to us both. And once again, I thank you for the courtesy with which you received my recent phone call.

Sincerely,

Catherine Parsonneault, PhD  
1506 Brushy View Cove  
Austin, TX 78754  
catrin@texas.net

**Bolt, Thomas**

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**From:** Dr. Parsonseault [drparsonseault@gmail.com]  
**Sent:** Monday, March 14, 2005 4:39 PM  
**To:** Bolt, Thomas  
**Subject:** Case # C814-96-0003 Pioneer Hill

Dear Tom,

After your courtesy and helpfulness a couple of weeks ago, I apologize for dropping off the face of the earth for almost two weeks. I caught the respiratory bug that's going around, had a business trip (not a nice combination) and got back to work in time to have several crises pop up so that I couldn't even take sick leave. They evidently needed me in the office and contagious more than they will need other staff in a week or so ...

Anyway, I have had zero time to work on this, primarily because I've been pretty sick. My main concern has been that any city approval process that doesn't find out until After The Fact that a developer neglected to do infrastructure planning needs to be questioned. As I've discussed this on-line with others in the Woodcliff Neighborhood Association Group, they seem to agree.

My guess is that the developer/s knew an approval for 45-foot lot frontages wouldn't be approved, so they got an original OK for 50 feet and now are coming back to get what would originally have been unacceptable to the Commission, under the guise of doing all these nice things for the community (providing "more greenspace, etc." -- .does that include the alleyways they evidently omitted from their original planning? What other "concessions" are the developers willing to make in exchange for this variance from the original permission?).

My suggestion to the planning commission members would be to stop this kind of abuse by denying the request and reducing the numebr of lots they are approved for to make the lots conform to the original 50-foot fronts -- get the developer in line with the original agreement AND be sure they honor their neighborhood standards for streets, alleyways, greenspace, and anything else the city feels is essential for neighborhood planning. I doubt that the developer would reduce the size of the houses they want to build, they'll just crowd things together and make the equivalent of patio homes instead. While we may not be able to get teeth into any kind of reduction in the percentage of impermeable cover, controls for light and noise pollution, increased traffic problems, or watershed protection, I still feel that if the commission isn't even watching these developers for things like ALLEYS in their original consideration of zoning requests, but then \*\*seems\*\* willing to approve workarounds that create more density and impervious cover, we have an obligation to let the Planning and Zoning Commission know that we're not content with their process.

At the same time, I'd like to keep the discourse civil, courteous, and a notch or two below shrill. I thought the Commission was willing and even eager to work with neighborhood groups, and I was pretty impressed with what we heard a couple weeks ago. In observing the interactions during that one meeting, I developed considerable respect for the members of the planning commission and I would like to let them know that, too.

I want to ask you especially -- in your opinion, reflecting on our correspondence and conversations, do you think I understand the gist of what has happened so far regarding this particular case?

If you feel that I understand the essentials, then these comments in

this message are my suggestions, and the substance of what I would say in spoken testimony Tuesday evening at the public meeting. My suggestions should be taken as a request for the commission to consider, and I will be happy to introduce myself and to speak to them on Tuesday if needed. I don't want to intrude on a process if I do not understand it, but because I participate in planning as part of my own professional work, I find this request to be especially objectionable. If I had known about the ones closer to our own neighborhood, I would have objected to those, too, but we were either not notified about them, or they took place prior to October 2004 when we moved into the neighborhood.

Thank you for your assistance, and for reading this message, and for passing it along as appropriate. We will be at the meeting tomorrow evening. I would be glad to hear from you by phone or email prior to that if needed.

Sincerely,

Catherine Parsonneault, PhD  
DrParsonneault@gmail.com  
512-719-3344 (h)  
512-427-6214 (w)

## PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C814-96-0063

Contact: Thomas Bolt, (512) 974-2755

Public Hearing:

March 29, 2005 Zoning and Platting Commission

Vanhanhluong TUYENLY & LUONG

Your Name (please print)

11708 DAY CAMP LN AUSTIN TX 78754

Your address(es) affected by this application

Vanhanhluong 03.29.05

Signature

Date

Comments: We are objecting the proposed development of the single contiguous project because it is too close to my residence.

We are referring to the case # C814-96-0063

Thank you very much for taking your time to considerate our objection

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Thomas Bolt

P. O. Box 1088

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-96-0003

Contact: Thomas Bolt, (512) 974-2755

Public Hearing:

March 29, 2005 Zoning and Platting Commission

Philip T. Beckland

Your Name (please print)

1108 Terrace Bluff Dr.

Your address(es) affected by this application

*Philip Beckland*

Signature

3/26/05

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Thomas Bolt

P. O. Box 1088

Austin, TX 78767-8810

**Bolt, Thomas**

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**From:** Nag290@aol.com  
**Sent:** Monday, April 18, 2005 9:11 PM  
**To:** bbaker@austintexas.org; kbjackson@pbsj.com; chammond1@austin.rr.com; apsinco@bga.com; josephmartinez@yahoo.com; jdonisi@austin.rr.com; jay@jaygohilrealty.com; Pinnelli@flash.net; trabago@austin.rr.com  
**Cc:** Bolt, Thomas; ralphreed@austin.rr.com; shawhamilton@msn.com  
**Subject:** 5. Zoning: C814-96-0003 - PIONEER CROSSING

April 18, 2005

**To:** Ms. Betty Baker, Chair  
Zoning & Platting Commission

**Cc:** Mr. Tom Bolt  
Neighborhood Planning and Zoning Dpt.

**Re:** Case No. C814-96-0003 - Pioneer Crossing  
Item #5 - ZAP Agenda 19 April, 2005

Dear Ms. Baker:

I will not be able to attend the ZAP meeting tomorrow evening for two reasons:

- 1) My father has just passed away and I am still too distraught to attend a public meeting.
- 2) Members of our group met with Mr. Ralph Reed and Mr. Shaw Hamilton on Friday, April 8, to discuss the above referenced proposed phase of Pioneer Crossing and we have no opposition to this phase of the project.

However, please do note that the City of Austin needs to do more to seriously address and reduce the adverse effects (erosion and flooding) that the intense upstream development on big Walnut Creek has caused to our homes. While we are constantly being told by developers that their development will not add to the runoff in the creek, a simple two-inch rain proves otherwise and causes major havoc downstream. An article appeared recently in the American Statesman (11April2005) about the gravity of this problem. I am not sure what can be done since properties are now literally sliding into the creek.

I want to take this opportunity to thank you and Members of the Zoning and Platting Commission for granting us a postponement on April 5.

Sincerely,

Trek English  
NorthEast Action Group  
3616 Quietie Drive  
Austin, Texas 78754

4/19/2005

Tel: 512/929-0970  
Fax: 512/933-1926  
email: [nag290@aol.com](mailto:nag290@aol.com)

4/19/2005