

**ZONING AND PLATTING COMMISSION SITE PLAN
EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2014-0260 (XT2) **ZAP HEARING DATE:** August 6, 2019
PROJECT NAME: Pioneer Crossing West Section 12

ADDRESS OF SITE: 1900 E Braker Ln **COUNCIL DISTRICT:** 1
WATERSHED: Walnut Creek (Suburban) **JURISDICTION:** Full Purpose

APPLICANT/ 1900 E Braker Ltd
OWNERS: 10095 US HWY 290 E
Austin, TX 78653

AGENT: Prominence Pioneer LP, Bryan Rome (512) 329-0711
1120 S Capital of Texas Highway SB Suite II 105
Austin, TX 78746

CASE MANAGER: Renee Johns (512) 974-2711
Renee.Johns@austintexas.gov

EXISTING ZONING: PUD (Pioneering Crossing PUD)

PROPOSED DEVELOPMENT:

The applicant is requesting a three-year extension to a previously approved site plan. The site plan consists of a 31 multifamily buildings for a total of 118 units, including private streets, driveways, parking, utilities, water quality wet pond, and recreational trails.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval to extend this site plan permit by three years, from May 06, 2019 to May 06, 2022 based on LDC Section 25-5-62(C)(1)(d) (code sections provided below). The applicant has provided a letter explaining details of the delay; this letter is included in this backup.

25-5-63(C) Extension of released site plan by the Land Use Commission: “the Land Use Commission may extend the expiration date of a released site plan beyond the date established by this chapter if the Land Use Commission determines that the request complies with the requirements for extension by the director under 25-5-62 (*Extension of Released Site Plan by Director*).”

25-5-62(C) The director may extend the expiration date of a released administrative site plan one time for a period of one year if the director determines that there is good cause for the requested extension; and

“ (1) the director determines that:

- (a) the site plan substantially complies with the requirements that apply to a new application for site plan approval;
- (b) the applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed;
- (c) the applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy; or

(d) the applicant has constructed a significant portion of the infrastructure required for development of the original site plan; and”

SUMMARY OF SITE PLAN:

LAND USE: The site is zoned PUD (Planned Unit Development), and the land use is Multi-Family.

ENVIRONMENTAL: All environmental comments have been cleared.

TRANSPORTATION: All transportation comments have been cleared.

PREVIOUS APPROVALS

05/06/2015 Site Plan administrative approval, permit expiration 05/06/2018.

04/20/2018 One year extension administrative approval, permit expiration 05/06/2019.

The current three-year extension application was submitted March 22, 2019 prior to the site plan's expiration date of May 05, 2019.

PROJECT INFORMATION

SITE AREA	529,189 sq ft	12.15 acres
EXISTING ZONING	PUD	
	Allowed/Required	Proposed
FLOOR-AREA RATIO	1:1	0.26:1
BUILDING COVERAGE	75%	32.28%
IMPERVIOUS COVERAGE	80%	61.07%
PARKING	290	357

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	PUD	Multi-Family
<i>North</i>	PUD	Single Family Residential
<i>South</i>	PUD	Single Family Residential
<i>East</i>	PUD	Undeveloped
<i>West</i>	PUD	Undeveloped/Single Family Residential

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
E Braker Ln	110 ft	Approx. 75 feet (varies)	City Collector
Musket Valley Trail	60 ft	Approx. 37 feet (varies)	Local City/County Street

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council

Bike Austin

Friends of Austin Neighborhoods

Harris Branch Master Association, Inc.

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

Pioneer Crossing West HOA

Pioneer East Homeowners Association, Inc.

SEL Texas

Sierra Club, Austin Regional Group

Techridge Neighbors



921 W New Hope Drive, Suite 603, Cedar Park, Texas 78613
t 512.439.4748 LJA.com TBPE F-1386

July 19, 2019

Development Assistance Center
City of Austin
Development Services Department
505 Barton Springs Road, 1st Floor
Austin, Texas 78704

RE: Pioneer Crossing West Section 12 (Pioneer Crossing PUD)
Engineer's Summary Letter for Site Plan Extension #2 (revised)
LJA Project #A575-1001

Dear DAC Reviewer:

The Pioneer Crossing West Section 12 project is located in northeast Austin off of E. Braker Lane and Musket Valley Trail and is a portion of the Pioneer Crossing Planned Unit Development ("PUD") (specifically Parcel W6). The site development permit (SP-2014-0260C) for this project was issued on May 15, 2015. The site permit was administratively extended through May 15, 2019 under SP-2014-0260C(XT). The civil site improvements in SP-2014-0260C have been completed. This site plan extension application is being submitted strictly to allow building construction to proceed longer than the currently allowed time.

The project was phased to allow acceptance of the civil site improvements prior to construction of any of the residential structures. The DSD Site and Subdivision inspection portions of the project [driveway connections to public right-of-way ("ROW"); water and wastewater infrastructure in ROW and easements; and, sidewalk repair and extension within public ROW] were completed and a Final Acceptance letter was issued in September of 2016. The site has been revegetated and controls have been maintained with regular City of Austin and private environmental compliance inspections, which are currently on-going.

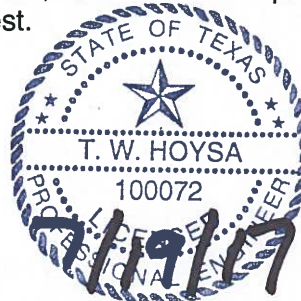
The site sat dormant for almost two years after construction while the original developer marketed it for sale. The site is now owned by Prominence Homes. Prominence has owned the site for just over one year and has been working on building construction for the last six months. To date, five of the 31 buildings are under construction with one other currently in the building permit process and four more to be submitted for building permits mid-March 2019. We would like to extend the site plan for three (3) additional years to May 15, 2022. This should allow sufficient time to begin construction on all buildings.

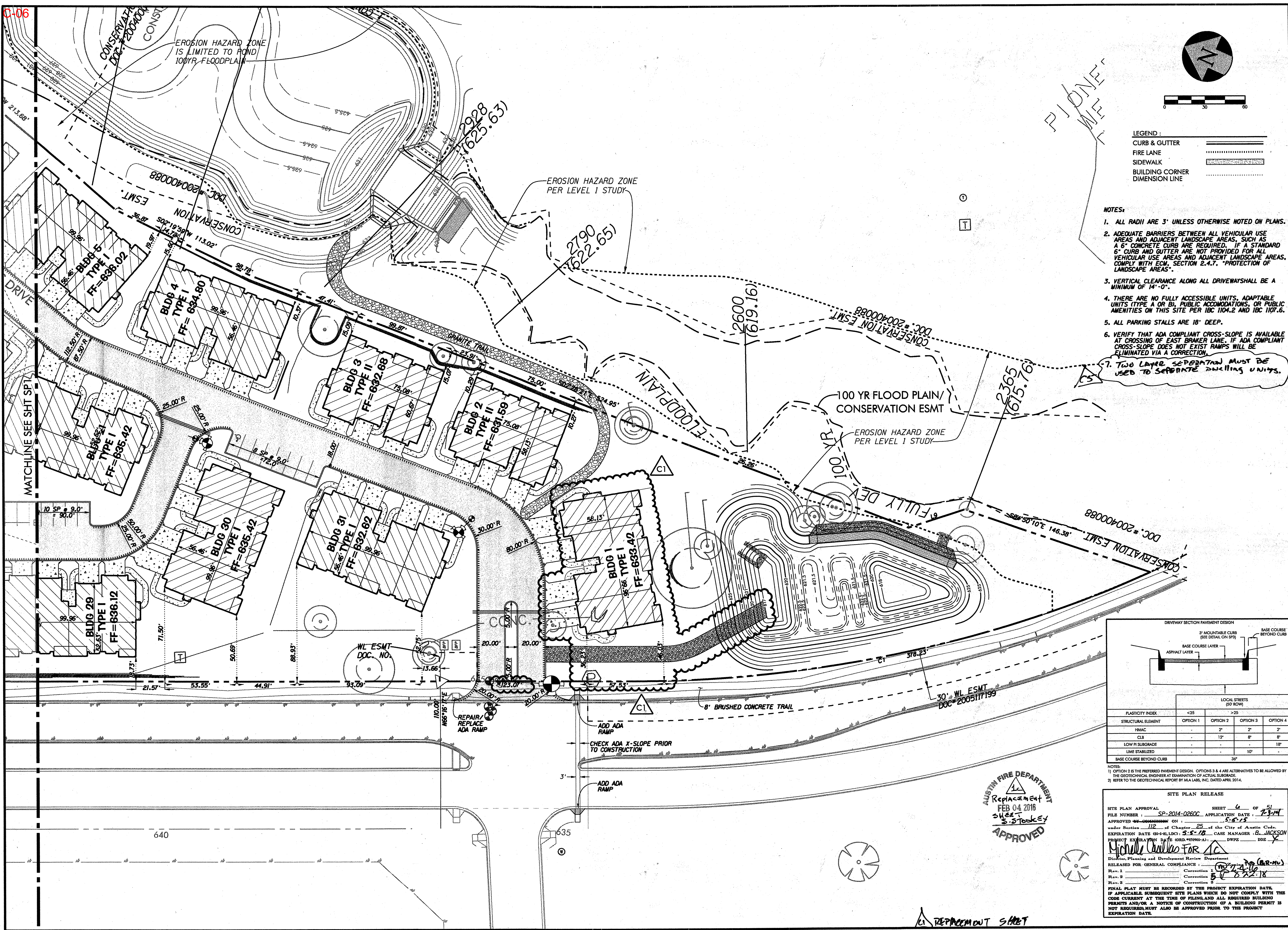
No notable changes to the site improvements are proposed with this extension request. As all the water and wastewater infrastructure is completed and accepted, there will be no updates to Austin Water notes and details proposed with this extension request.

Very Truly Yours,
LJA ENGINEERING, INC.

A handwritten signature in black ink, appearing to read 'T.W. Hoysa', written over a horizontal line.

T.W. Hoysa, P.E.
Senior Project Manager





LEGEND:

CURB & GUTTER	=====
FIRE LANE	-----
SIDEWALK	-----
BUILDING CORNER	-----
DIMENSION LINE	-----

- NOTES:
1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.
 2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECA, SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
 3. VERTICAL CLEARANCE ALONG ALL DRIVEWAYS SHALL BE A MINIMUM OF 14'-0".
 4. THERE ARE NO FULLY ACCESSIBLE UNITS, ADAPTABLE UNITS (TYPE A OR B), PUBLIC ACCOMMODATIONS, OR PUBLIC AMENITIES ON THIS SITE PER IBC 1104.2 AND IBC 1107.6.
 5. ALL PARKING STALLS ARE 18' DEEP.
 6. VERIFY THAT ADA COMPLIANT CROSS-SLOPE IS AVAILABLE AT CROSSING OF EAST BRAKER LANE. IF ADA COMPLIANT CROSS-SLOPE DOES NOT EXIST, RAMPS WILL BE ELIMINATED VIA A CORRECTION.
 7. TWO LAYER SEPARATION MUST BE USED TO SEPARATE DWELLING UNITS.

DRIVEWAY SECTION PAVEMENT DESIGN

LOCAL STREETS (50 ROW)

PLASTICITY INDEX	<25	>25		
STRUCTURAL ELEMENT	OPTION 1	OPTION 2	OPTION 3	OPTION 4
HMAC	-	2"	2"	2"
CLS	-	12"	8"	8"
LOW PI SUBGRADE	-	-	-	18"
LIME STABILIZED	-	-	10"	-
BASE COURSE BEYOND CURB	-	-	-	36"

NOTES:
1) OPTION 2 IS THE PREFERRED PAVEMENT DESIGN. OPTIONS 3 & 4 ARE ALTERNATIVES TO BE ALLOWED BY THE GEOTECHNICAL ENGINEER AT EXAMINATION OF ACTUAL SUBGRADE.
2) REFER TO THE GEOTECHNICAL REPORT BY MIA LABS, INC. DATED APRIL 2014.

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 4 OF 51
FILE NUMBER: SP-2014-0260C APPLICATION DATE: 2-3-14
APPROVED BY: [Signature] ON: 5-5-15
EXPIRATION DATE: 5-5-18 CASE MANAGER: B. JACKSON
PROJECT EXPIRATION DATE (ORD #20090-A): DWPZ DOZ X

DISCUSS, PLANETARY AND DEVELOPMENT REVIEW DEPARTMENT
RELEASED FOR GENERAL COMPLIANCE: [Signature]
Rev. 1 Correction 1 (2-2-16) (G.R.M.)
Rev. 2 Correction 2 (5-5-15)
Rev. 3 Correction 3 (5-5-15)
Rev. 4 Correction 4 (5-5-15)

FINAL PLAN MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODES CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION OF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



REPLACEMENT SHEET

REVISIONS

NO.	DATE	DESCRIPTION
1	10/1/14	
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAFTING

DESIGN	STANDARDS	QUALITY

DATE

BY

STATE OF TEXAS

T. W. LONGARO

100072

212/16

LONGARO & CLARKE

Consulting Engineers

Land Development • Stormwater Management • Water Resources

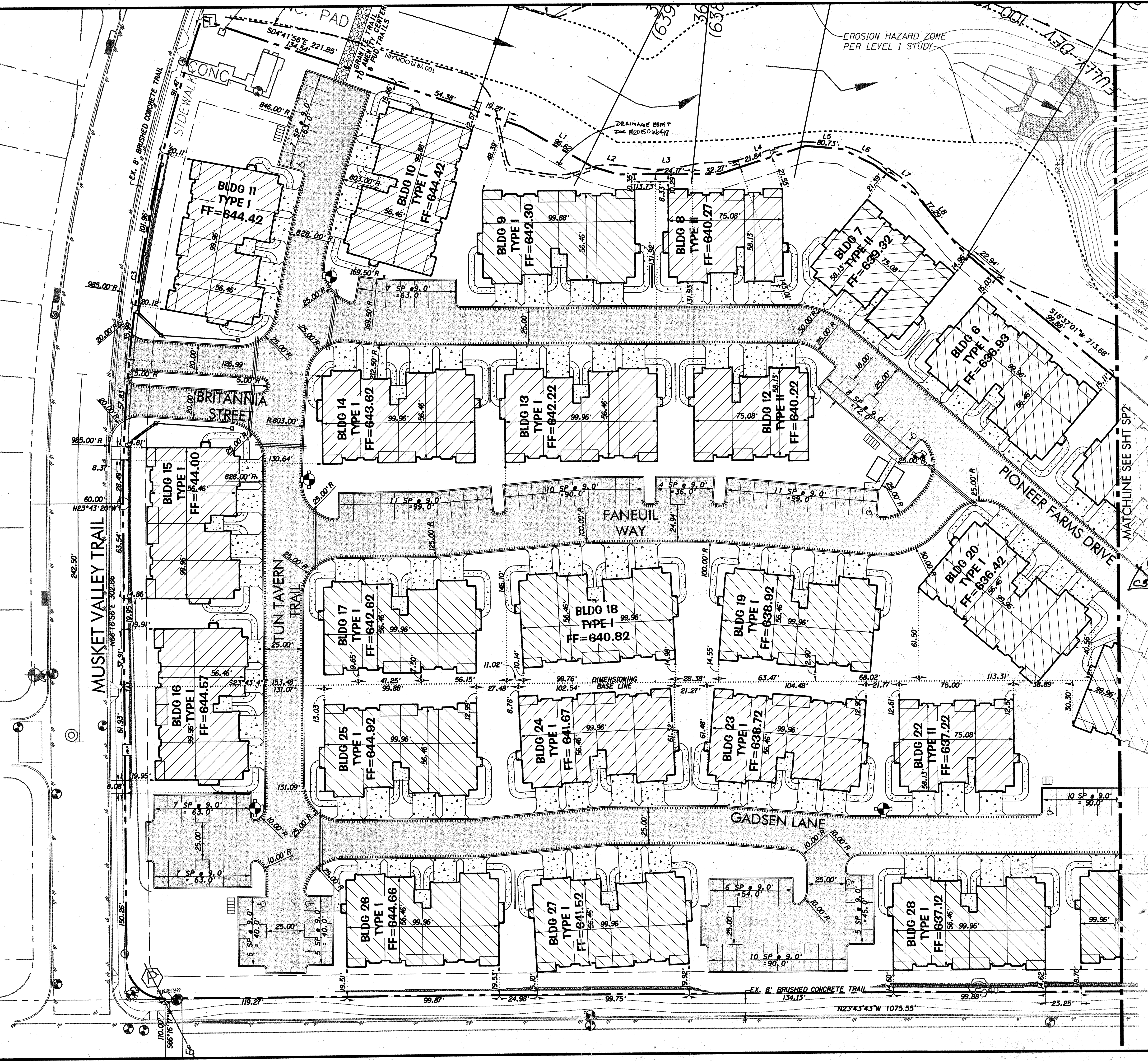
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SP2

6/52

SP-2014-0260C



LEGEND:

- CURB & GUTTER
- FIRE LANE
- SIDEWALK
- BUILDING CORNER
- DIMENSION LINE

DRIVEWAY SECTION PAYMENT DESIGN

STRUCTURAL ELEMENT	LOCAL STREETS (50' ROW)			
	OPTION 1	OPTION 2	OPTION 3	OPTION 4
PLASTICITY INDEX	<25	>25		
HWAC	2"	2"	2"	2"
CLB	12"	8"	8"	8"
LOW R SUBGRADE			10"	18"
BASE COURSE BEYOND CURB			36"	

- NOTES:**
1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.
 2. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH E.C.M. SECTION 2.4.7, "PROTECTION OF LANDSCAPE AREAS".
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 5. ALL PARKING STALLS ARE 18' DEEP.
- (C. TWO LAYER SEPARATION MUST BE USED TO SEPARATE DWELLING UNITS.)

AUSTIN FIRE DEPARTMENT
APR 28 2015
APPROVED

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 5 OF 51
FILE NUMBER: SP-2014-0260C APPLICATION DATE: July 3, 2014
APPROVED BY: [Signature] ON: 5/15/15
under Section 112 of Chapter 253 of the City of Austin Code.
EXPIRATION DATE 05-1-2018 CASE MANAGER: B. JACKSON
[Signature] DWZ: [Signature] DDZ: X

Director, Planning and Development Review Department
RELEASED FOR GENERAL COMPLIANCE: [Signature]
Rev. 1 Correction
Rev. 2 Correction
Rev. 3 Correction

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. IF APPLICABLE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION UP A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

REVISION BLOCK

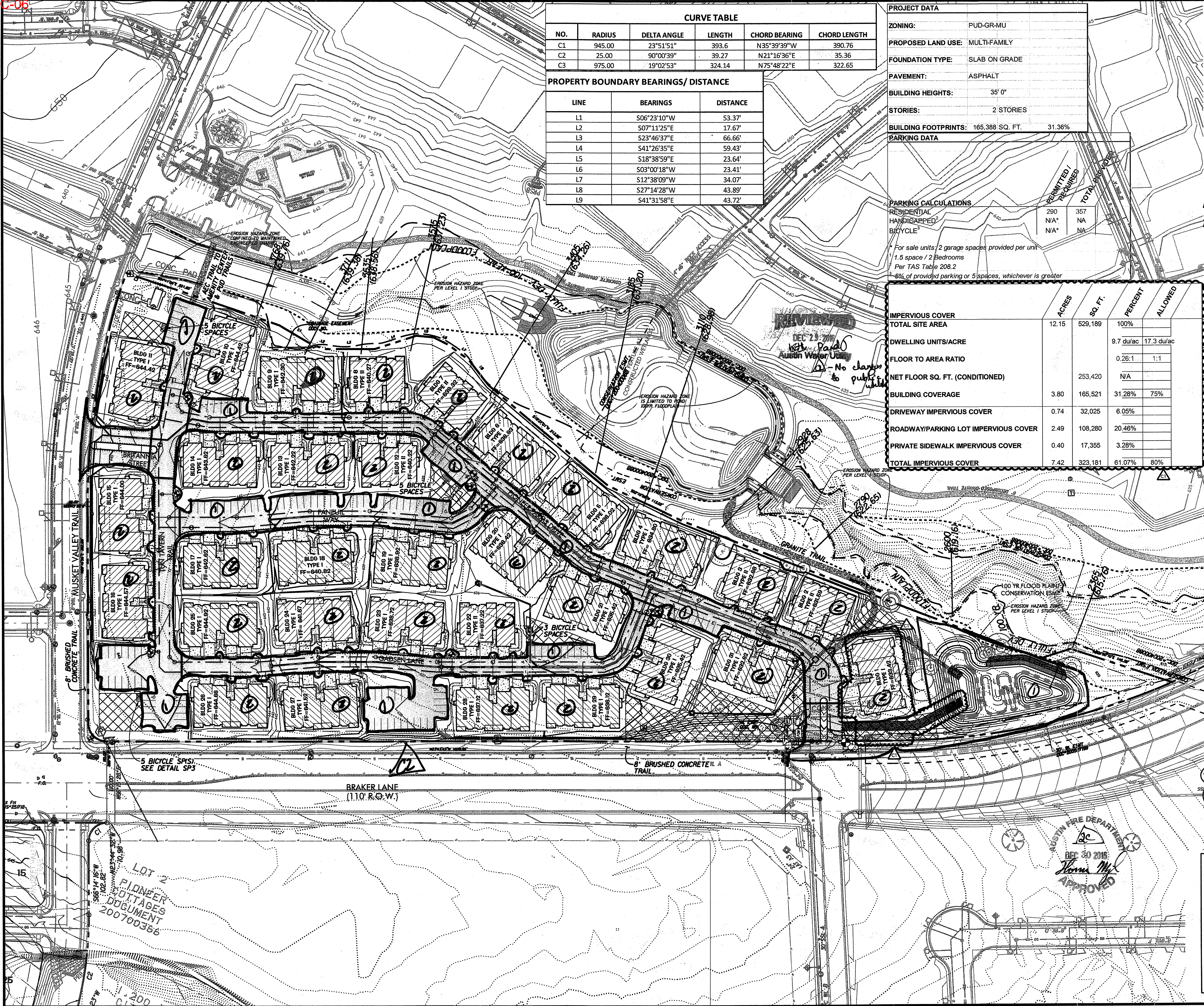
NO.	DESCRIPTION	DATE	BY

DRAWING	DESIGN	STANDARD	QUALITY

Pioneer Crossing West Section 12
Multifamily Site Plan
1900 E Braker Ln
SITE PLAN

STATE OF TEXAS
T.W. HOYSA
000072
5/12/15

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Consulting Engineers
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CURVE TABLE					
NO.	RADIUS	DELTA ANGLE	LENGTH	CHORD BEARING	CHORD LENGTH
C1	945.00	23°51'51"	393.6	N35°39'39"W	390.76
C2	25.00	90°00'39"	39.27	N21°16'36"E	35.36
C3	975.00	19°02'53"	324.14	N75°48'22"E	322.65

PROPERTY BOUNDARY BEARINGS/ DISTANCE		
LINE	BEARINGS	DISTANCE
L1	S06°23'10"W	53.37'
L2	S07°11'25"E	17.67'
L3	S23°46'37"E	66.66'
L4	S41°26'35"E	59.43'
L5	S18°38'59"E	23.64'
L6	S03°00'18"W	23.41'
L7	S12°38'09"W	34.07'
L8	S27°14'28"W	43.89'
L9	S41°31'58"E	43.72'

PROJECT DATA	
ZONING:	PUD-GR-MU
PROPOSED LAND USE:	MULTI-FAMILY
FOUNDATION TYPE:	SLAB ON GRADE
PAVEMENT:	ASPHALT
BUILDING HEIGHTS:	35' 0"
STORIES:	2 STORIES
BUILDING FOOTPRINTS:	165,388 SQ. FT. 31.36%

PARKING DATA	
PARKING CALCULATIONS	
RESIDENTIAL HANDICAPPED BICYCLE	290 N/A* 357 NA NA
* For sale units: 2 garage spaces provided per unit 1.5 space / 2 Bedrooms Per TAS Table 208.2 6% of provided parking or 5 spaces, whichever is greater	

	ACRES	SQ. FT.	PERCENT	ALLOWED
IMPERVIOUS COVER				
TOTAL SITE AREA	12.15	529,189	100%	
DWELLING UNITS/ACRE			9.7 du/ac	17.3 du/ac
FLOOR TO AREA RATIO			0.26:1	1:1
NET FLOOR SQ. FT. (CONDITIONED)		253,420	N/A	
BUILDING COVERAGE	3.80	165,521	31.28%	75%
DRIVEWAY IMPERVIOUS COVER	0.74	32,025	6.05%	
ROADWAY/PARKING LOT IMPERVIOUS COVER	2.49	108,280	20.46%	
PRIVATE SIDEWALK IMPERVIOUS COVER	0.40	17,355	3.28%	
TOTAL IMPERVIOUS COVER	7.42	323,181	61.07%	80%

LEGEND :

PRIVATE COMMON OPEN SPACE W/ PEDESTRIAN AMENITIES

BICYCLE RACK

NOTES:

1. PRIVATE COMMON OPEN SPACE 5% GROSS SITE AREA REQUIRED 126,375 SF. 30,352 SF PROVIDED.

BLDG	House#	Street Name
1		PIONEER FARMS DRIVE
2		PIONEER FARMS DRIVE
3		PIONEER FARMS DRIVE
4		PIONEER FARMS DRIVE
5		PIONEER FARMS DRIVE
6		PIONEER FARMS DRIVE
7		PIONEER FARMS DRIVE
8		PIONEER FARMS DRIVE
9		PIONEER FARMS DRIVE
10		TUN TAVERN TRAIL
11		TUN TAVERN TRAIL
12		PIONEER FARMS DRIVE
13		PIONEER FARMS DRIVE
14		PIONEER FARMS DRIVE
15		TUN TAVERN TRAIL
16		TUN TAVERN TRAIL
17		FANEUIL WAY
18		FANEUIL WAY
19		FANEUIL WAY
20		PIONEER FARMS DRIVE
21		PIONEER FARMS DRIVE
22		GADSEN LANE
23		GADSEN LANE
24		GADSEN LANE
25		GADSEN LANE
26		GADSEN LANE
27		GADSEN LANE
28		GADSEN LANE
29		GADSEN LANE
30		GADSEN LANE
31		PIONEER FARMS DRIVE

SITE BUILDING TABLE	
BUILDING TYPE I	
# BLDGS	25
#UNITS/BLDG	1,303
UNIT SQUARE FOOTAGE	
ALL UNITS ARE 3 BEDROOM	
BUILDING TYPE II	
# BLDGS	3
#UNITS/BLDG	955
UNIT SQUARE FOOTAGE	
ALL UNITS ARE 3 BEDROOM	
TOTAL # OF UNITS=	118

- PHASING
- ① INCLUDES Streets & PARKING, UTILITIES & POND.
- ② INCLUDES ALL BUILDINGS.

REPLACEMENT SHEET

SITE PLAN RELEASE

SITE PLAN APPROVAL SHEET 4 OF 51

FILE NUMBER : SP-2014-0260C APPLICATION DATE 7-3-14

APPROVED BY COMMISSIONER ON : 5/5/15

under Section 112 of Chapter 253 of the City of Austin Code

EXPIRATION DATE 08-5-18 CASE MANAGER : B. JACKSON

PROPERTY EXPIRATION DATE 08-5-18 DUE DATE 7

Michelle Carllas FOR AC

Director, Planning and Development Review Department

RELEASED FOR GENERAL COMPLIANCE : 7-2-16 (GR-AN)

Rev. 1 Correction 1 10-2-16

Rev. 2 Correction 2 10-2-16

Rev. 3 Correction 3 10-2-16

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Pioneer Crossing West Section 12

Multifamily Site Plan

1900 E Braker Ln

OVERALL PROJECT LAYOUT PHASING PLAN

STATE OF TEXAS

T.W. HOYSA

100072

2/2/16

LONGARO & CLARKE

Consulting Engineers

Land Development • Stormwater Management • Water Resources

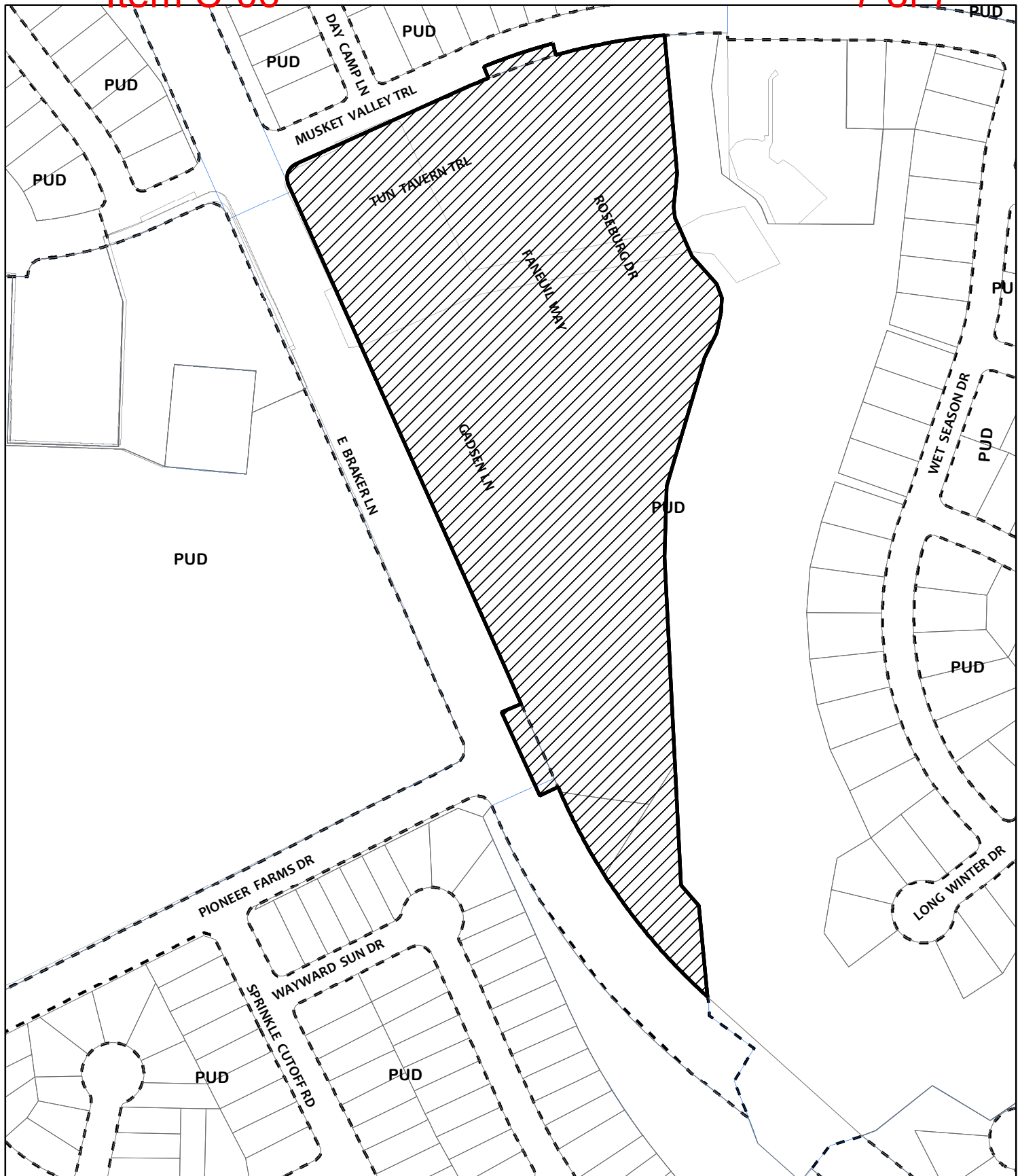
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
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PL 0

4 51

SP-2014-0260C



 **SUBJECT TRACT**
 **ZONING BOUNDARY**

0 100 200 400 Feet

CASE#: SP-2014-0260C (XT2)
 ADDRESS: 1900 E Braker Ln
 CASE NAME: Pioneer Crossing West Section 12
 MANAGER: Renee Johns

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