



ENVIRONMENTAL COMMISSION MOTION 20191002 008a

Date: October 2, 2019

Subject: Pioneer Crossing Planned Unit Development (PUD) Amendment #14, C814-96-003.14

Motion by: Kevin Ramberg

Seconded by: Mary Ann Neely

RATIONALE:

WHEREAS, the Environmental Commission recognizes the request to change the existing PUD and the noted environmental superiority included.

THEREFORE, the Environmental Commission recommends approval of the requested 14th amendment to the Pioneer Crossing PUD 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 with the following;

Staff Conditions:

1. Remove request to revise building setback allowances along Tributary #6 to Harris Branch;
2. Remove all references to golf course and golf cart trails from 2005 PUD ordinance 20050512-058;
3. Establish conservation easement for Tributary #6 outside the looped road - up and downstream of RA-8 and RA-9 to the extent of the 500-year floodplain;
4. Revegetation of any disturbance within building setback on Tributary #6 shall be to 609S standard specification – Native Seeding and Planting for Restoration;
5. Retain impervious cover allowance of 25% for RA-1, reduce impervious cover on development parcels to retain total impervious cover area approved through Revision 13. Allow no change to overall impervious cover;
6. Increase width of conservation easements from the 100-year floodplain to the 500-year floodplain; and
7. In Part 7(C)(6), limit roadway crossings to only two new crossings, in addition to the existing crossing at Yager Lane, as shown on Exhibit B of the PUD. Trails are allowed in the building set back consistent with current code requirements for trails in the critical water quality zone at the time of site development permit application.

Environmental Commission Conditions:

1. In the 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.
2. 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 in perpetuity 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 and (ii) a private amenity center for residents of RA-2 through RA-17 and not publicly available and (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).

3. The Environmental commission recommends the Parks and Recreation Department, owner and general public collaborate for possible uses of the park space including water fountain facilities, bike parking, dark sky initiative guidance, signage and others.
4. The 150-acre community recreation area will be accessible to the public in perpetuity.
5. The Environmental Commission recommends the owner consider the use of reclaimed water (purple pipes) where applicable.
6. Abide by the Heritage Tree Ordinance.

VOTE 8-0

For: Bedford, Thompson, Neely, Ramberg, Guerrero, Coyne, Maceo, and Gordon

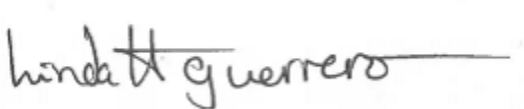
Against: None

Abstain: None

Recuse: None

Absent: Creel, Smith

Approved By:

A handwritten signature in dark ink, appearing to read "Linda H. Guerrero", with a horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair