

ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.15

(Pioneer Crossing PUD Amendment #15)

Z.A.P. DATE: October 1, 2019

ADDRESS: 10930 Defender Trail, Sprinkle Cut Off Road and Samsung Boulevard,
Samsung Boulevard and East Braker Lane

DISTRICT AREA: 1

APPLICANT/OWNER: Continental Homes of Texas, L.P. (Matt Tenner)

AGENT: McLean & Howard LLP (Jeffrey Howard)

ZONING FROM: PUD

TO: PUD

AREA: 41.14 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends the 15th amendment to the Pioneer Crossing PUD with the modified language for Part 13 of the original PUD Ordinance No. 970410-I as shown in Exhibit A and with the dedication of an eight (8) acre parcel of land along Parcel W23 as additional parkland to the City.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/03/19: Approved the staff's recommendation for PUD zoning, 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-1st, D. King-2nd.

ISSUES:

During the discussion on this case at Zoning and Platting Commission, the Commission considered if the applicant should be required to construct a hike and bike trail within the new 8.11 acre area of land that the applicant proposes to dedicate to the City along Parcel W23. In Part 10 of the original PUD Ordinance No. 97040-I, a comprehensive trail system linking Pioneer Crossing internally shall be provided according to the Hike and Bike Network Plan and shall be constructed by the Owner or Developer at the time of site plan.

The staff would like to note that the applicant worked with the Parks and Recreation Department to modify the language in Part 13 of Ordinance No. 97040-I and to dedicate an additional 8.11 acre area of parkland to the City in a compromise to address a determination was made by the City that the Development Services Department would not release the permits that are being held until Parcel W23 was dedicated to the City.

This 8+ acres of additional parkland is not designated on the PUD Hike and Bike Network Plan - Exhibit "B" of the original PUD ordinance. In addition, the applicant, the PARD staff and the Public Works staff have not reviewed the specifics of where the trail would be located, the size of the trail and the materials that the trail would be constructed out of at this time.

DEPARTMENT COMMENTS:

The applicant is requesting a 15th 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:

"PART 13. 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."

All of the parcels designated for parkland have been dedicated, with the exception of Parcel W23. The applicant, Continental Homes of Texas, L.P., contends that that the definition of "Owner" in PART 13 means the owner of the parkland parcels and that the applicant has no obligation to dedicate the land that it does not own. The City has stated that as the applicant owns land that is adjacent to Parcel W23 so the provision in Part 13 applies. The current owner of Parcel W23, the ART Collection, Inc., purchased the property on foreclosure has not completed the dedication of this parcel to the City. A determination was made by the City that the Development Services Department would not release the permits that are being held until Council acts on the approval of the PUD amendment to address the non-compliant zoning.

Therefore, the applicant has proposed an amendment to modify the language on the ordinance. After working with the Parks and Recreation Department for several months, the applicant has agreed to dedicate an eight (8) acre parcel of land along Parcel W23 as additional parkland to the City and has agreed to the following modified language:

PART 13.

- (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 future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final

plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:

- (1) drainage and water quality easements as shown on Exhibit “A”;
- (2) a 10’ public access easement as shown on Exhibit “A”.
- (3) lateral support easements as shown on Exhibit “A”; and
- (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.

With this addition of this language, the Parks and Recreation Department has cleared their outstanding comments and now recommends approval of this amendment.

The applicant agrees with the staff’s recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	PUD	Undeveloped, Single-Family Residential
<i>South</i>	PUD	Undeveloped (Farmland)
<i>East</i>	PUD	ROW, Undeveloped, Single-Family Residence
<i>West</i>	PUD	Undeveloped (Floodplain)

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
Pioneer East Homeowners Association, Inc.
SELTEXAS
Sierra Club, Austin Regional Group
Techridge Neighbors
Walnut Place Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814-96-0003.14 (Pioneer Crossing PUD Amendment #14: 3124 East Parmer Lane)	PUD to PUD: The applicant is requesting to amend the 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	9/17/19: 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 st , H. Smith-2 nd .	10/17/19: Pending
C14-96-0007.01 (Samsung Austin Semiconductor PDA Amendment #1: 12100 Samsung Boulevard)	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 buildings to be a max of 150 feet in height	4/02/19: Approved staff's recommendation for LI-PDA zoning by consent (8-0, J. Duncan, E. Ray-absent); S. Lavani-1 st , B. Evans-2 nd .	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-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)	PUD to PUD: The applicant is requesting changes to the land use	1/19/18: Approved Administratively by the Staff - The purpose of this change	N/A

#13: East Parmer Lane)	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.	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.	
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.	<p>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.</p> <p>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 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.</p>	N/A

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. Banks-absent); D. Tiemann-1 st , S. Baldrige-2 nd .	8/25/11: Approved PUD zoning with conditions by consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
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	5/03/11: Approved staff's recommendation for PUD zoning by consent (6-0); D. Tiemann-1 st , C. Banks-2 nd .	6/23/11: Approved PUD amendment on all 3 readings (7-0)

	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.		
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</i></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-1st, Council Member Morrison-2nd. The condition was to require detached single family homes.</p>

		<p><i>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 the proposed land use change in this PUD amendment. 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. 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	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	<p>5/19/05: Approved PUD amendment (6-0); 1st reading</p> <p>7/28/05: Approved PUD</p>

	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.		amendment (7-0); 2 nd /3 rd readings
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 st reading 5/12/05: Approved PUD amendment (6-0); 2 nd /3 rd 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)

ABUTING 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: October 31, 2019

ACTION:

ORDINANCE READINGS: 1st

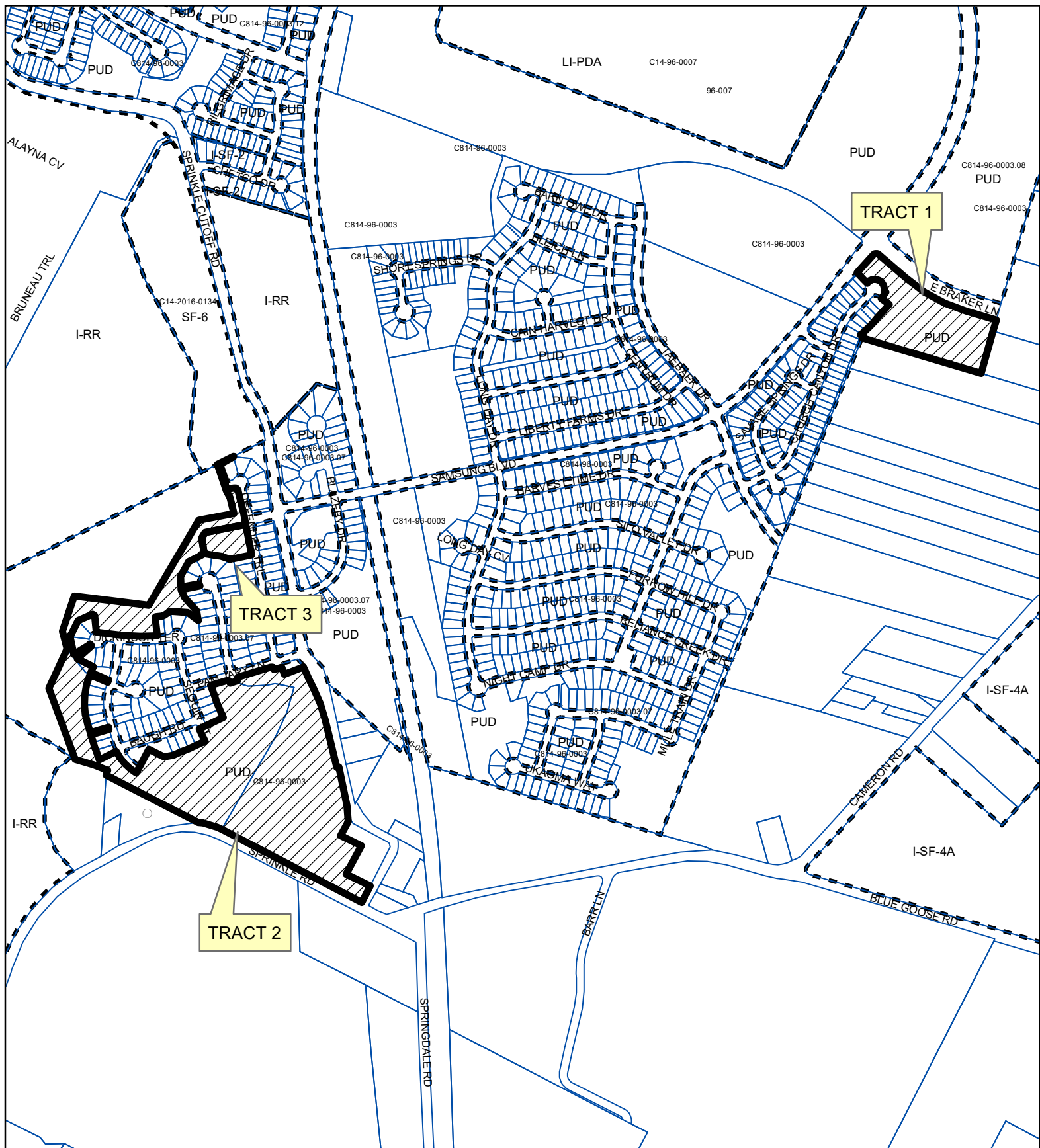
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: (512) 974-3057
sherri.sirwaitis@austintexas.gov



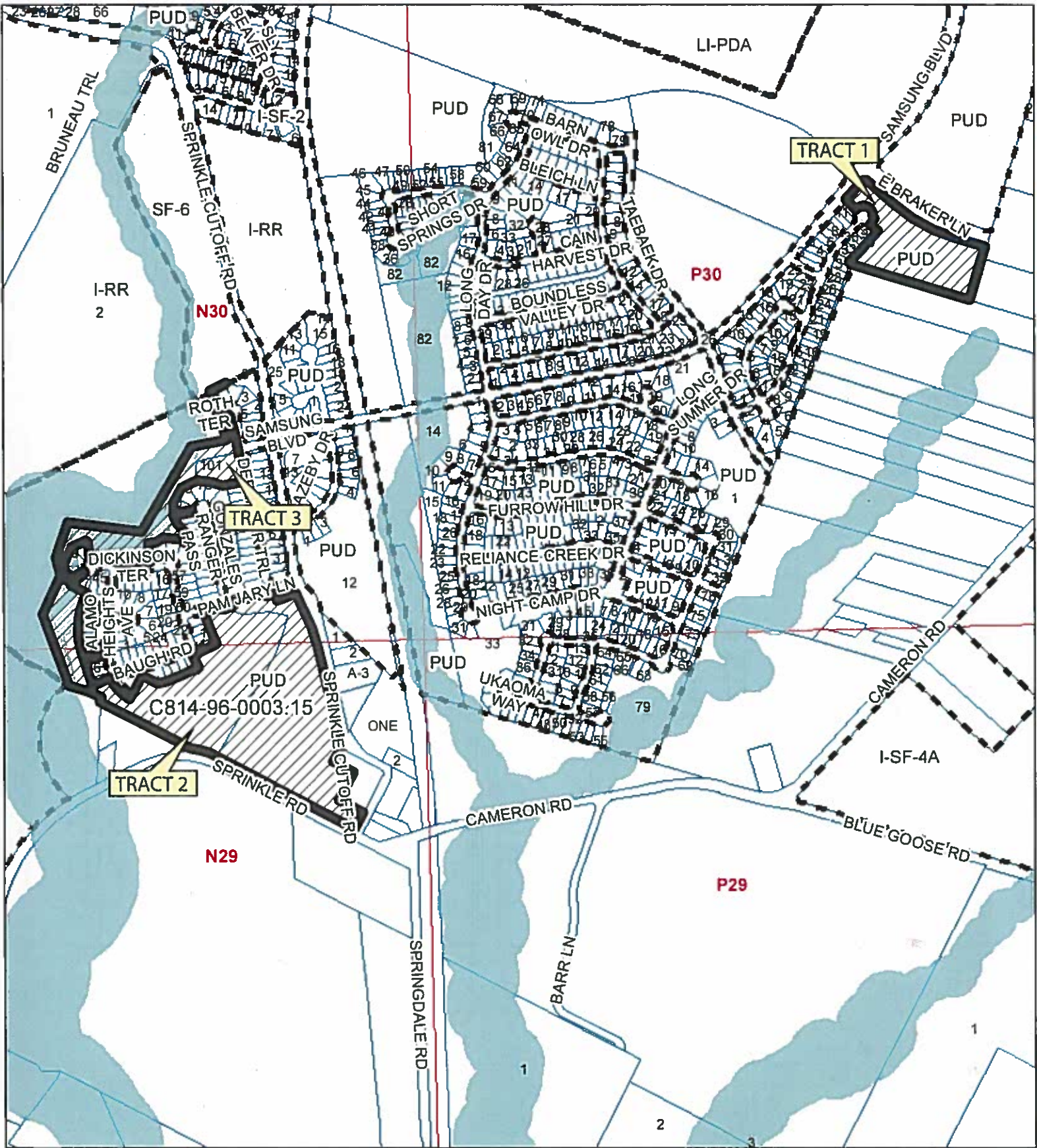
PLANNED UNIT DEVELOPMENT **ZONING CASE#: C814-96-0003.15**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

Created: 2/27/2019



N



1" = 800'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

PIONEER CROSSING PUD AMENDMENT #15

ZONING CASE#: C814-96-0003.15

LOCATION: SPRINGDALE & SAMSUNG,
BRAKER & SAMSUNG

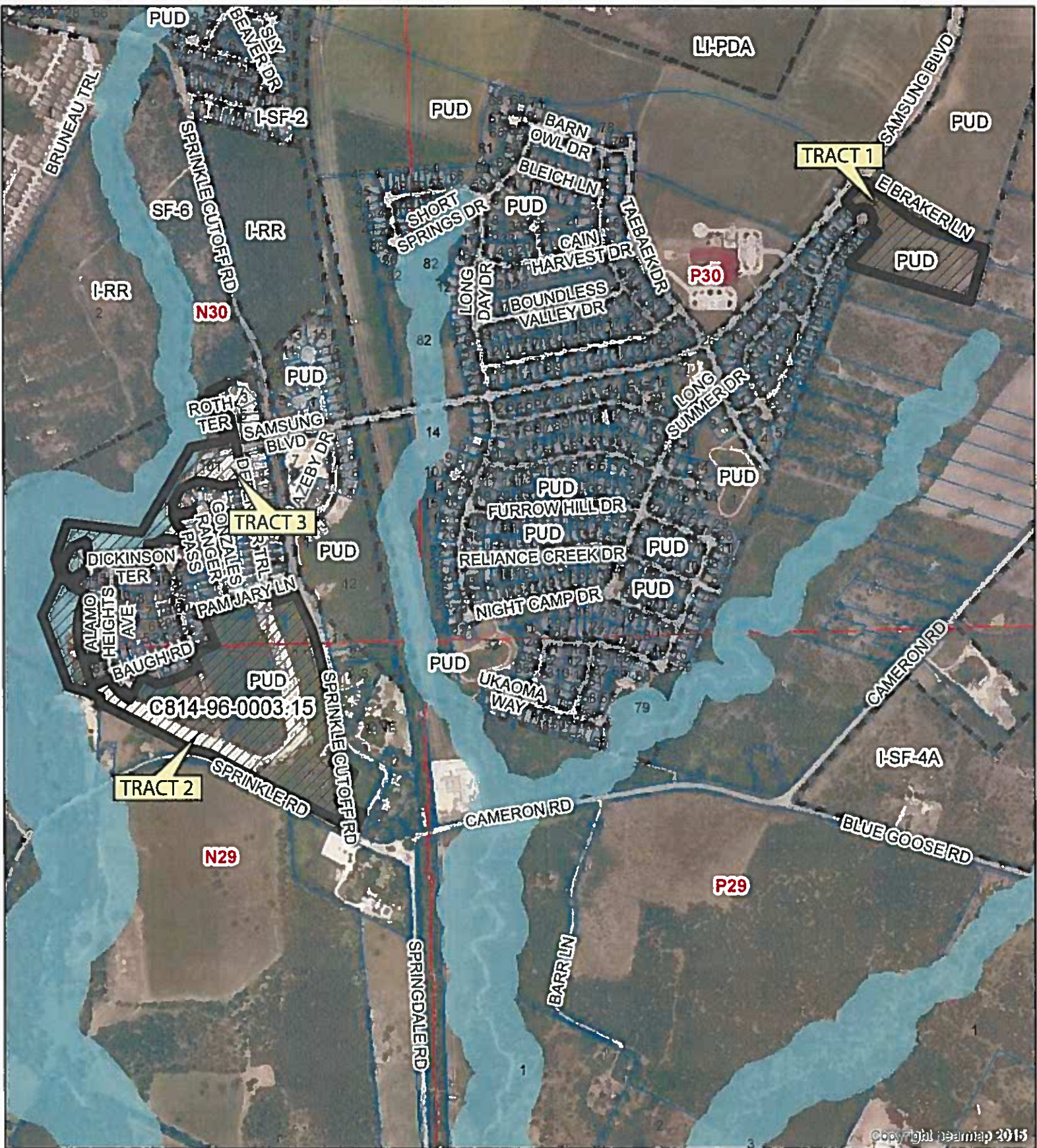
SUBJECT AREA: 376.38 ACRES

GRID: N29, N30, & P30

MANAGER: Sherri Sirwaitis



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.



Copyright nearmap 2015

PIONEER CROSSING PUD AMENDMENT #15

ZONING CASE#: C814-96-0003.15
 LOCATION: SPRINGDALE & SAMSUNG,
 BRAKER & SAMSUNG
 SUBJECT AREA: 376.38 ACRES
 GRID: N29, N30, & P30
 MANAGER: Sherri Sirwaitis



N

1" = 800'

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

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

STAFF RECOMMENDATION

The staff recommends the 15th amendment to the Pioneer Crossing PUD with the modified language for Part 13 of the original PUD Ordinance No. 970410-I and with the dedication of an eight (8) acre parcel of land along Parcel W23 as additional parkland to the City.

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 15th amendment to the Pioneer Crossing PUD will satisfy the parkland dedication requirement for Parcels E19, E20, E20A, W21 and W22 in the PUD and will permit the applicant to move forward with subdivision and site plan applications on these parcels.

This PUD amendment will maintain the benefits/superiority of the PUD through a compromise by the applicant and the City staff to provide for parkland amenities in this area of the development.

Existing Land Use

The site under consideration is part of an existing PUD that consists of 1549.23 acres of land located primarily to the south of the intersection of Parmer Lane and Dessau Road.

Austin Water Utility

No comment on PUD amendment.

Comprehensive Planning

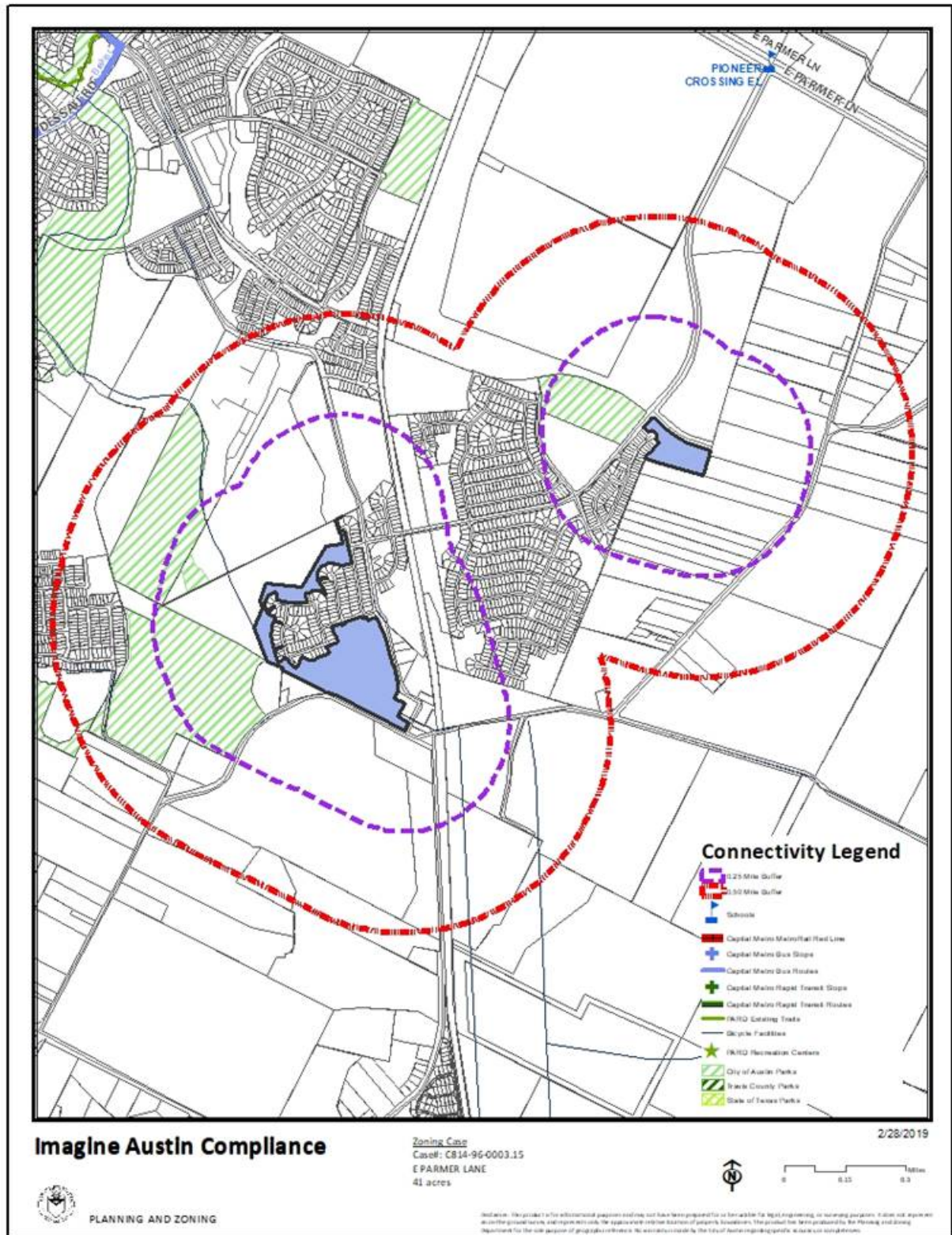
This property is part of the **Pioneer Crossing PUD**, a mixed use project, which includes mixed residential, commercial, community recreation, and public parks. This is the #15 amendment to the Pioneer Crossing PUD. This specific amendment concerns several sites (41.14 acres in total), dispersed throughout the project area (see connectivity map below for site dispersion.). The amendment proposes to increase workforce housing supply by including 133 single family homes. Additionally the PUD will be amended as it relates to parkland dedication. According to the applicant, “*All parkland parcels in the Pioneer Crossing PUD have been dedicated saved and except Parcel W23S as shown on the Land Use Plan.*” Note on PUD amendment:

As of February 22, 2019, Parcel Nos. W10, W20 and E17 have been dedicated to the City. Notwithstanding any interpretation of this Part 13 to the contrary, the Owners of any parcel of land shown in the Land Use Plan, or any portion of any parcel of land shown in the Land Use Plan, other than "Parcel W23S", shall have no obligation to cause the dedication of Parcel W23S to the City. The City shall not withhold approval (and if applicable, the recordation) of any plats, plans, permits, licenses, consents, approvals or other authorizations required to use or develop any parcel or portion thereof (other than Parcel W23S) because the Owner Parcel W23S has failed or refused to dedicate Parcel W23S.

Imagine Austin

The Imagine Austin Growth Concept Map identifies one portion of the site for this specific amendment being located to the south of East Braker Lane and also along an **Activity Corridor**. The other areas of this amendment are not located along an Activity Corridor or by an Activity Center. 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. The following Imagine Austin policy is applicable to this case:

- HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.
- This PUD Amendment #15 proposes to increase workforce housing and parkland supply. Coupled with the PUD location along an Activity Corridor, this amendment appears to support Imagine Austin.



Drainage

No comments.

Environmental

No comments.

Floodplain

Reviewer notes: “100-year floodplain” is repeatedly referenced within the document. The boundaries of the 100-year floodplain will be changing as part of the City of Austin’s implementation of the recent Atlas 14 study. It is almost guaranteed that any easement already dedicated to contain the 100-year floodplain will be insufficient once code/rule changes related to Atlas 14 are implemented.

FP 1. FYI: Our understanding of flood risk in Austin is changing. What is now known as the 500-year floodplain is a good representation of what the 100-year floodplain will be according to a National Weather Service publication called Atlas 14. This could affect the layout of this development, including the location of lots, drainage easements, and roadways. The City will likely be using the current 500-year floodplain as the design floodplain for residential and commercial building permit review by the end of spring 2019. In order to minimize flood risk to our community and better ensure that all the lots in this subdivision can be developed in the future, the City of Austin recommends that you consider the 500year floodplain as a surrogate for the 100-year floodplain when developing this area. Please contact this reviewer if you have any questions.

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

PARD has cleared outstanding comments and have now approved this amendment.

Site Plan

Letter provided by applicant states that the proposed change is solely addressing the parkland dedication. Site plan has no comments at this time.

Transportation

No comments.

Water Quality

No comments.



Barton Oaks Plaza, Building II
 901 South MoPac Expy | Ste 225
 Austin, Texas 78746
 phone 512.328.2008
 fax 512.328.2409
www.mcleanhowardlaw.com

February 22, 2019

Mr. Greg Guernsey, Director
 Planning and Zoning Department
 City of Austin
 301 West Second Street
 Austin, Texas 78701

RE: **Planned Unit Development Zoning Amendment Application** (the “Application”) for Pioneer Crossing PUD, City of Austin File No. C814-96-0003 (the “PUD”) for approximately 41.14 acres located at 10930 Defender, at the intersection of Sprinkle Cut Off Road and Samsung Boulevard, and at the intersection of Samsung Boulevard and East Braker Lane (end of Church Canyon Drive), Austin, Texas (collectively, the “Property”)

Dear Mr. Guernsey:

This firm represents, and this letter is submitted on behalf of, Continental Homes of Texas, L.P. (the “Applicant”) as the owner of the Property and the applicant in the above-referenced Application. The Applicant intends to develop approximately 133 work-force affordable single-family homes on the Property in multiple residential subdivision sections together with certain recreational amenities (the “Project”). However, at this time, necessary Project approvals, which are currently pending with the City of Austin (the “City”) and are very near completion, are being held up by City staff due to conflicting interpretations of a PUD provision related to the dedication of parkland that is not part of the Property and is not owned by the Applicant.

The Applicant has previously contended and continues to strongly assert that such dedication of other land by other persons is not a PUD requirement for the Project or the Property. However, the Applicant was advised by the City Law Department that such dedication would nevertheless be required and invited the Applicant to request a revision to the PUD. The purpose of this Application is solely to amend the PUD as it relates to such parkland dedication, as suggested by the Law Department. This Application does *not* alter or affect any land use, development intensity, traffic generation or other matters related to the use and development of the Property.

Under Part 13 of the Pioneer Crossing PUD, dedication of certain parcels of land for fulfillment of the parkland dedication requirement is to be made by the “Owner” at the time of final plat approval for land contiguous to parcels designated as parkland in the PUD Land Use Plan (“Land Use Plan”). All parkland parcels have been dedicated, save and except “Parcel W23S” as shown on the Land Use Plan. While the Applicant has contended and continues to assert that the definition of “Owner” means the owner of the parkland parcels and that the Applicant has no actual obligation to cause the dedication of land it does not own, the City’s position continues to be that the Applicant (a private party without any zoning enforcement authority) is somehow required to cause

the dedication of Parcel W23S on the Land Use Plan which it does not legally own. As a result of the City's stance, development on all unimproved sections of the PUD (not only the Property) is being stalled and causing significant delay in the construction of a total of 593 single-family homes and 2,200 multifamily units in the Desired Development Zone.

Parcel W23S is owned by ART Collection, Inc. ("ART"). Based on information and belief, and despite ART's full knowledge of and, through its ownership, consent to the dedication of Parcel W23S, ART has continued to refuse to fulfill its obligation under the PUD to dedicate Parcel W23S, which can only be used as parkland under the PUD. The City retains the full zoning power and authority to enforce the PUD requirements as against ART to compel compliance with the requirements of the PUD. The City has failed and refused to do so, and is instead withholding the Applicant's otherwise compliant and pending approvals even though the City knows the Applicant has no ability to compel the dedication of Parcel W23S.

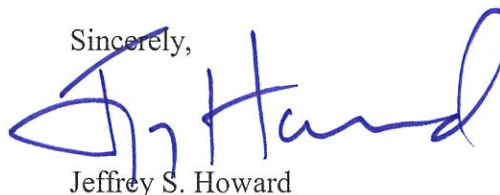
Over the last two and half years, the Applicant has worked tirelessly to reach an amicable solution to ART's refusal to complete the dedication of Parcel W23S including:

- Attempted in 2016, 2017 and 2018 to contact and persuade ART to complete the dedication; and
- Offered and dedicated other lands to the City near Parcel W23S and outside the Pioneer Crossing PUD boundaries for the Walnut Creek Trail with the intent to make Parcel W23S no longer necessary for the completion of the trail.

The continued hold on Project approvals by the City is effectively a moratorium on housing for the undeveloped portions of the 1,548 acre Pioneer Crossing PUD. Despite the City's absolute authority to enforce the PUD ordinance against ART, the party solely responsible for the dedication of Parcel W23S, the City Law Department has instead encouraged the Applicant to revise the Pioneer Crossing PUD Ordinance. As such, on behalf of the Applicant, we are submitting this Application to amend the PUD to (i) modify Part 4 related to the definition of "OWNER", (ii) modify Part 13 related to parkland dedication, a condition of approval for the PUD zoning district, and (iii) add a new provision waiving and authorizing a reimbursement of any and all City required submittal fees related to this PUD amendment

We understand that this request constitutes a "substantial amendment" pursuant to Section 3.1.3 of Division 5, Article 2 of Chapter 25-2, and look forward to working with the City and all applicable stakeholders. If you have any questions or comments, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey S. Howard", is written over the printed name.

Jeffrey S. Howard

Tract 1: 10930 Defender Trail, Austin, TX 78653

Travis County Tax Parcel: 897924

Legal Description: Lot 101, Block EE of Pioneer Crossing East Section 17

Acreage: 1.1750 acres

Deed: Doc #2016128108 and #2016128109

Tract 2: 805 feet south from the intersection of Samsung Boulevard and Sprinkle Cut Off Road

Travis County Tax Parcel: 568058 and 568060

Legal Description: 32.16 acres out of that certain tract described as Part 3 recorded in Document No. 2010001936 and that certain tract described as Part 5 recorded in Document No. 2014009613, both out of the Official Public Records of Travis County, Texas

Acreage: 32.16 acres

Deed: Doc #2016128108 and #2016128109

Tract 3: 364 feet east from the intersection of Samsung Boulevard and East Braker Lane (end of Church Canyon Drive)

Travis County Tax Parcel: 780844

Legal Description: 6.32 acres of the Lucas Munoz Survey No. 55, Abstract No. 513, Travis County, Texas

Acreage: 6.32 acres

Deed: Doc #2016128108





Barton Oaks Plaza, Building II
901 South MoPac Expy | Ste 225
Austin, Texas 78746
phone 512.328.2008
fax 512.328.2409
www.mcleanhowardlaw.com

June 21, 2019

Sherri Sirwaitis, Case Manager
Planning & Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78767-8810

Re: Pioneer Crossing PUD Amendment #15; Case Number: C814-96-0003.15

Dear Sherri:

On behalf of the Applicant of the above-referenced case, I am writing to notify you that, after many months of discussion and based on numerous meetings and conversations, the City staff and the Applicant have agreed that (1) the Applicant will dedicate to the City an approximately 8 acre parcel along Parcel W23 as additional parkland, and (2) PARD and City staff will support a PUD revision that allows development to continue based on such dedication, even though Parcel W23 has not been dedicated. There are some details about the mechanics of the dedication that have also been agreed to (such as easements to be reserved in the parkland and how the dedication will occur). All of this has been confirmed and agreed to in emails between PARD and the Applicant.

Enclosed is revised PUD Ordinance language, based on language Lee Simmons, City Assistant Attorney, had sent me and modified to fit the specifics of the agreed upon resolution. Also enclosed is the parkland tract with the reserved easements referenced.

There was only one outstanding comment on the PUD amendment application – PARD. With this resolution, we are respectfully asking (1) that PARD clear its comment, (2) that City staff recommend the case for approval, (3) that we be scheduled for the earliest available Zoning and Platting Commission and Council meetings, and (4) that the legal holds on the pending Section 18 plat (subject to the agreed upon new parkland dedication), Section 19 plat, Section 16 amenity center site plan (CUP), and the Section 17 replat all be lifted. The approval of the Section 18 plat will not occur before the PUD revision is finally approved.

If we need to meet to discuss any of this further, we are happy to do so and would request that happens as soon as possible. On behalf of the Applicant, I want to sincerely thank all of staff's good work on this resolution. We very much appreciate everyone's efforts.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeff Howard', is written over the typed name 'Jeffrey S. Howard'.

Jeffrey S. Howard

PART 13.

- (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 future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:
- (1) drainage and water quality easements as shown on Exhibit "A";
 - (2) a 10' public access easement as shown on Exhibit "A".
 - (3) lateral support easements as shown on Exhibit "A"; and
 - (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.

LJA Engineering, Inc.
 7500 Rubio Boulevard
 Building B, Suite 100
 Austin, Texas 78735
 Phone 817.438.4700
 FPH-1386

**PIONEER CROSSING EAST SECTION 18
 PARKLAND AGREEMENT TRACTS AND EASEMENTS**

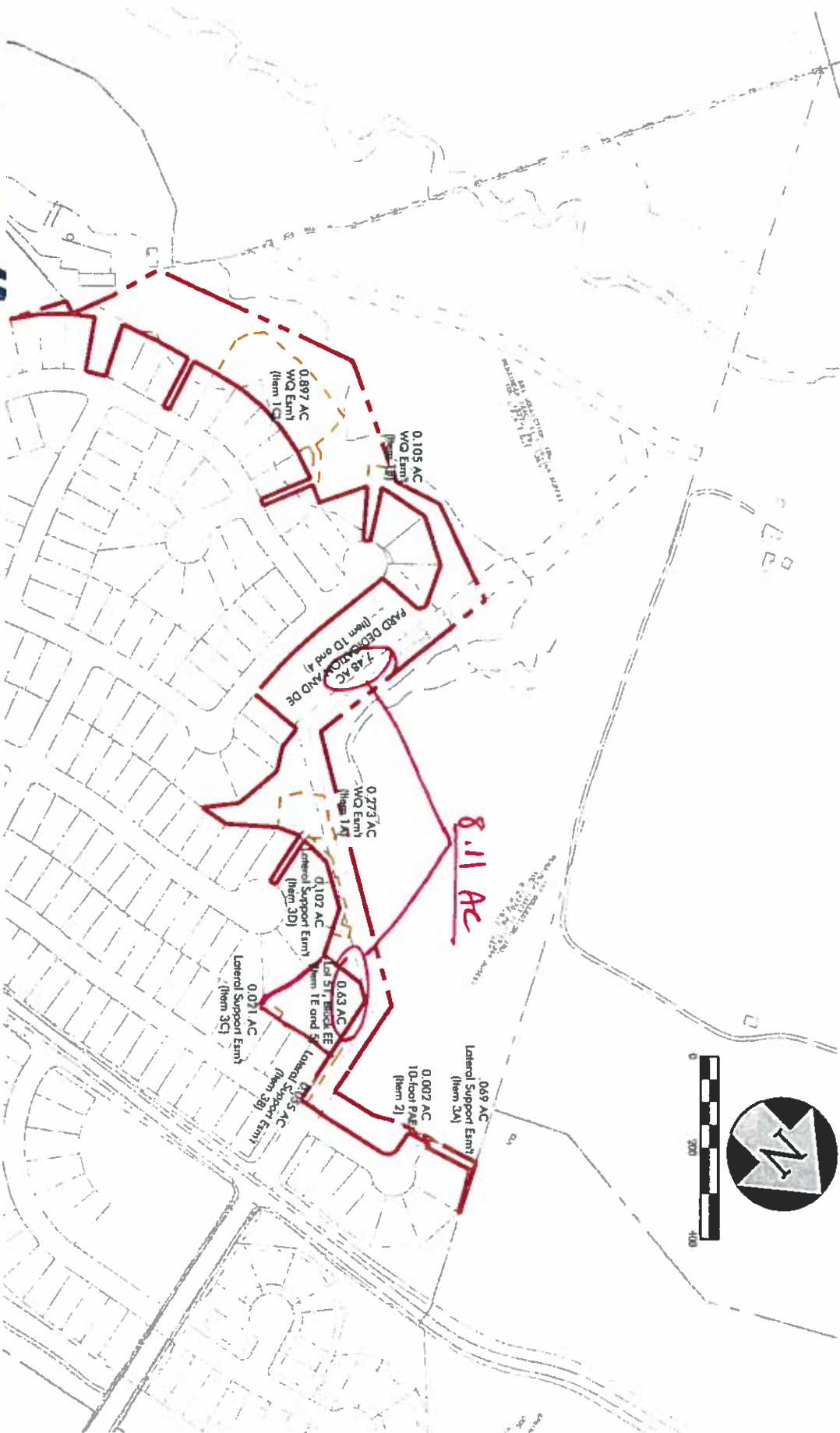
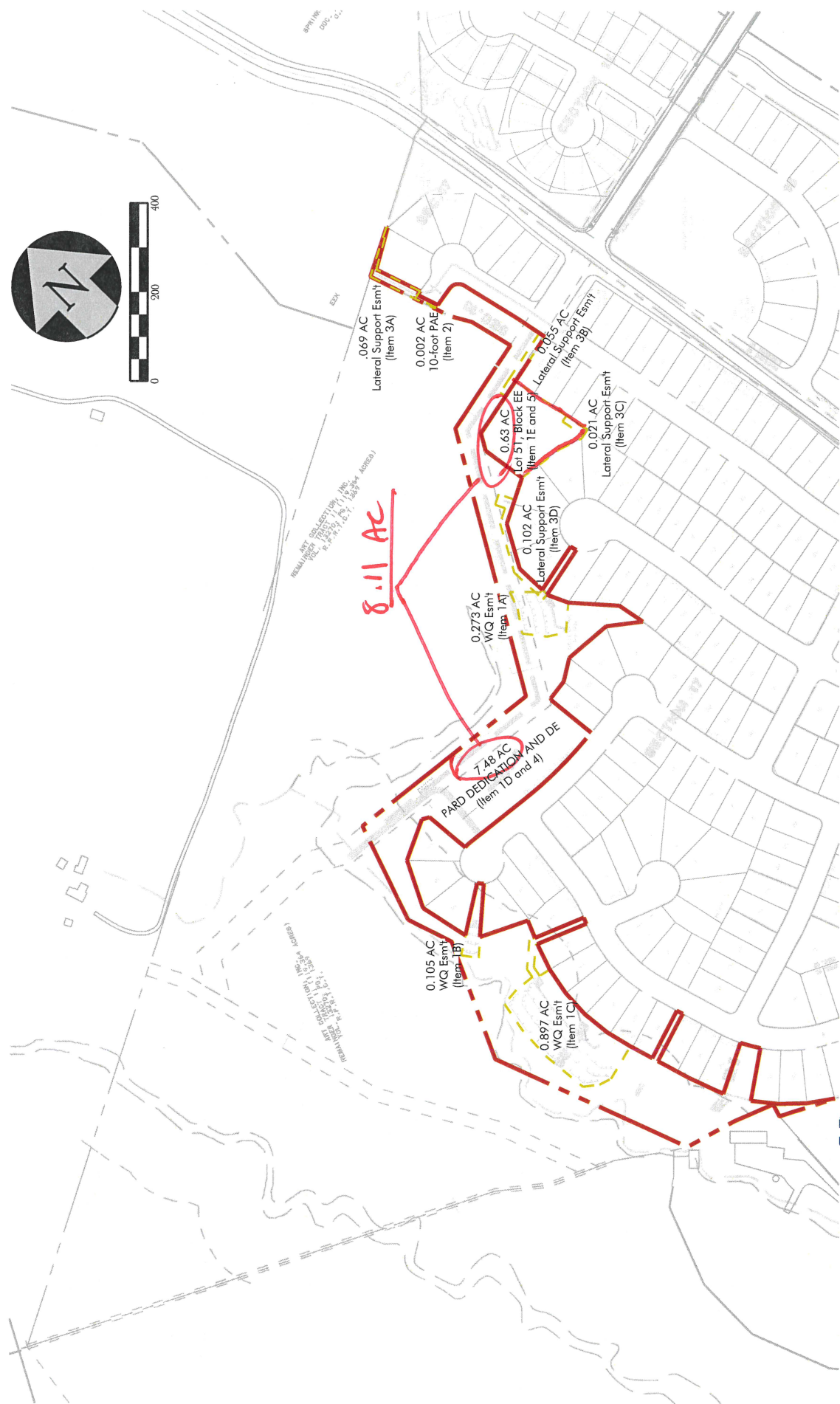
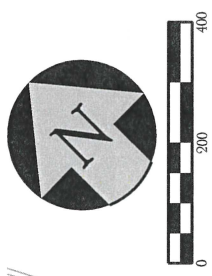


EXHIBIT A

PART 13.

- (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 future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:
- (1) drainage and water quality easements as shown on Exhibit "A";
 - (2) a 10' public access easement as shown on Exhibit "A".
 - (3) lateral support easements as shown on Exhibit "A"; and
 - (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.



**PIONEER CROSSING EAST SECTION 18
PARKLAND AGREEMENT TRACTS AND EASEMENTS**

LJA Engineering, Inc.
7500 Riablo Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
FRN-F-1386

ORDINANCE NO. 970410-I

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE TO ESTABLISH A "PUD" PLANNED UNIT DEVELOPMENT DISTRICT ON APPROXIMATELY 1,410.55 ACRES OF LAND GENERALLY KNOWN AS PIONEER CROSSING PROJECT, LOCALLY KNOWN AS THE LAND LOCATED ALONG AND NEAR DESSAU ROAD AND PROPOSED EAST PARMER LANE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "PUD" Planned Unit Development district on the property (the "Property") described in File C814-96-0003 as approximately 1,410.55 acres of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, generally known as Pioneer Crossing Project, locally known as the land located along and near Dessau Road and proposed East Parmer Lane, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as part of Exhibit "A".

PART 2. This ordinance, together with the attached Exhibits "A" through "F", shall constitute the Land Use Plan for the Pioneer Crossing Planned Unit Development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Pioneer Crossing Planned Unit Development Land Use Plan (the "PUD Land Use Plan") attached as Exhibits "B" through "F" and on record at the Development Review and Inspection Department in File No. C814-96-0003. If the text of this ordinance and the attached exhibits conflict, the more restrictive provision shall control. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City of Austin in effect on the effective date of this ordinance shall apply to the Pioneer Crossing PUD.

PART 3. The attached exhibits are copies of originals on file with the City of Austin Development Review and Inspection Department in File No. C814-96-0003 and are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- Exhibit A: Description of Property.
- Exhibit B: Pioneer Crossing PUD Land Use Plan.
- Exhibit C: Site Development Criteria/Land Use Summary
- Exhibit D: Permitted Uses Table.
- Exhibit E: April 10, 1997 City of Austin Table of Uses Authorized in Base Districts.
- Exhibit F: Pioneer Crossing Water Quality Management Plan.

PART 4. Certain Terms Defined.

CITY means the City of Austin.

DEVELOPER means the owners of, or persons or entities seeking subdivision, site plan, site development, and/or building permit approval for, the development of all or a portion of the land covered by the Pioneer Crossing PUD.

ENVIRONMENTALLY SENSITIVE AREAS means those areas of riparian woodlands, priority uplands woodlands, and critical environmental features inside the 100-year flood plain of those areas of the Property designated as "approximate location of conservation easement" on Sheet 1 of Exhibit "F", Water Quality Management Plan, plus any additional areas agreed to by Owner.

OWNER means the owner(s), their heirs, successors or assigns, of the land, or portions of the land, described in the attached Exhibit "A", effective as of the date of this ordinance.

PART 5. The land uses, development intensities, and planned improvements and phases of development of this PUD shall, to the extent permitted by market conditions, conform generally to the development scenario outlined in the Pioneer Crossing PUD Traffic Impact Analysis prepared by Prime Strategies and Carter and Burgess, Inc., dated November 18, 1996, (the "TIA"), submitted in support of the Pioneer Crossing PUD zoning request and on file in the City of Austin Department of Development Review and Inspection.

PART 6. Under a restrictive covenant agreement entered into between the Owner and Samsung Austin Semiconductor, no part of the Pioneer Crossing PUD created by this ordinance shall be used for those activities or operations prohibited by that certain restrictive covenant dated April 15, 1996, and recorded in Volume 1266, Page 983, of the Real Property Records of Travis County, Texas.

PART 7. In accordance with Section 13-2-683(i) of the Code, the following PUD specific performance standards shall apply in lieu of otherwise applicable Code sections, regulations or policies:

- (a) 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 a 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.
- (b) Section 13-1-453(b) of the Code (regarding expiration of an adopted Land Use Plan) shall not apply to this PUD. Substantial construction and progress on vital infrastructure serving this PUD has already begun: (1) construction of a 48" wastewater line; (2) construction of Parmer Lane East; and (3) construction of Samsung Boulevard including construction of a 24" waterline.
- (c) Section 13-2-683(f)(4) of the Code (regarding minimum setbacks for nonresidential uses) shall not apply to Parcel Nos. W15 and E15, as identified in the Land Use Plan. All other applicable portions of the PUD shall be subject to Section 13-2-683(f)(4).
- (d) Section 13-2-683(f)(5) of the Code (regarding curb cuts or driveways for nonresidential uses) shall not apply to this PUD. The number of curb cuts or driveways serving nonresidential portions of the PUD shall be reviewed and approved by the City at time of final plat or site plan.
- (e) Sections 13-7-16(a), (b), (c) and (d) of the Code (regarding Cut and Fill) are modified for purposes of the PUD only, as follows:

Section 13-7-16. Cut and Fill.

- (a) No fill on any tract of land, except within a roadway right-of-way or except for water quality and/or detention/sedimentation control facilities, shall exceed a maximum of 8 feet of depth, unless approved as provided in this ordinance. An additional 4 feet of fill, for a total of 12 feet, may be approved by the Director of the Drainage Utility Department, subject to reasonable and appropriate conditions. Except for fill within a roadway right-of-way or for water quality and/or detention/sedimentation control facilities, fill in excess of 12 feet must

be approved by the Planning Commission under Section 13-2-505 of the Code. For water quality and detention/sedimentation control facilities only, the fill shall not exceed a maximum of 8 feet of depth, however, an additional 7 feet of depth, for a total of 15 feet of depth, may be authorized by the Director of the Drainage Utility Department, subject to reasonable and appropriate conditions. All fill in excess of 15 feet of depth for water quality and/or detention/sedimentation control facilities shall require a Planning Commission variance under Section 13-2-505 of the Code. Notwithstanding anything above to the contrary, this Section shall not apply to:

- (1) Fill placed under foundations with sides perpendicular to the ground, or with pier and beam construction, if the fill is placed in a manner consistent with Section 13-2-590; or
 - (2) Backfill for utility construction.
- (b) No cut on any tract of land other than for structural excavation, excavation within a roadway right-of-way, or excavation for water quality and/or detention/sedimentation control facilities, shall exceed a maximum of 8 feet of depth, unless approved as provided in this ordinance. The Director of the Drainage Utility Department may authorize up to an additional 4 feet of cut, for a total of 12 feet, subject to reasonable and appropriate conditions. Except for cuts within a roadway right-of-way or for water quality and/or detention/sedimentation control facilities, cuts in excess of 12 feet must be approved by the Planning Commission under Section 13-2-505 of the Code. For water quality and/or detentions/sedimentation control facilities only, the cut shall not exceed a maximum of 8 feet, however, an additional 7 feet of cut for a total of 15 feet may be authorized by the Director of the Drainage Utility Department, subject to reasonable and appropriate conditions. All cuts in excess of 15 feet for water quality and/or detention sedimentation control facilities shall require a Planning Commission variance under Section 13-2-505 of the Code. For purposes of this subsection, structural excavation means excavation required for the construction of building foundations consistent with Section 13-2-590, but does not include cuts for private or public roads or driveways where structural side-slope stabilization (containment) is proposed. Cuts for utility installation are exempt from this provision subject to restoration of such areas to natural grade.

- (c) Cut and fill for roadways shall be contained within the roadway clearing widths and applicable slope easements as approved by the Director of the Drainage Utility Department, if any.
- (d) All cuts and fills are to be restored and stabilized as indicated in Section 13-2-590.
- (f) Sections 13-2-523(a), (b), and (c) [Water Quality Transition Zone] are modified for purposes of this PUD only, as follows:

- (a) For Walnut Creek, the water quality transition zone shall extend 150 feet north of the boundary of the critical water quality zone of Walnut Creek, on Tracts W17, W15, and W20; on Tract W22, the water quality transition zone shall extend 150 feet from the boundary of the critical water quality zone on both sides of Walnut Creek, as depicted on the Pioneer Crossing Land Use Plan in Exhibit B of this ordinance.

For Harris Branch Creek, the water quality transition zone shall extend 150 feet from the boundary of the critical water quality zone of Harris Branch Creek, as depicted on the Pioneer Crossing Land Use Plan in Exhibit B of this ordinance.

- (b) The projected impervious cover in any development or portion thereof which lies within the Water Quality Transition Zone shall not exceed 30 percent of the land area of the zone, exclusive of land within the 100-year flood plain. However, where a conservation easement for protection of Environmentally Sensitive Areas extends into the Water Quality Transition Zone, no impervious cover except as otherwise allowed within critical water quality zones as defined in Section 13-7-23(e) shall be allowed. The area of the conservation easement extending in the Water Quality Transition Zone shall still be credited for purposes of calculation of allowable impervious cover for the remainder of the Water Quality Transition Zone.
- (c) Water quality controls may be located in the Water Quality Transition Zone. However, where conservation easements for the protection of Environmentally Sensitive Areas extend into the Water Quality Transition Zone, water quality controls may only be located within such conservation easement areas as allowed under Section 13-2-21 and Section 13-7-23.

(g) Section 13-7-23(a)(3) [regarding critical water quality zones for major waterways] is modified for purposes of this PUD only, as follows:

(3) For major waterways, the boundary is the boundary of the 100-year floodplain, as depicted on the Pioneer Crossing Land Use Plan in Exhibit B of this ordinance. Notwithstanding the above, in no event shall the critical water quality zone extend beyond the crest of bluff.

(h) Section 8.4.0 and Section 1.5.0 of the City of Austin Transportation Criteria Manual are modified for purposes of this PUD only, as follows:

Notwithstanding Section 8.4.0 and Section 1.5.0 of the City of Austin Transportation Criteria Manual, and any other City ordinance, regulation, or policy to the contrary, and, for purposes of this PUD only, the design (including materials, size, and makeup) of traffic signalization equipment, street lighting, street identification signage, and landscaping within rights-of-way shall either conform to City standard specifications and requirements or utilize alternative materials, size and makeup for such equipment and landscaping as such alternatives may be proposed by the Architectural Control Committee created by the Covenants, Conditions and Restrictions recorded by the Owner in conjunction with the creation of this PUD. In the event alternative designs are proposed by the Architectural Control Committee, such alternative design shall only be allowed under conditions acceptable to the City, which may include, but is not limited to, liability and maintenance requirements deemed necessary by the City and requirements regarding the amount and location of spare equipments.

(i) Sections 13-5-97, 13-5-104, and 13-5-107 of the Code (regarding off-street parking and loading) are modified for purposes of Parcel Nos. W15 and E15 of this PUD only, as provided in this ordinance. Provided the City Transportation Review Department can verify that the proposed development of Parcel Nos. W15 and E15 is in the neotraditional town center concept, as defined below, the Transportation Review section may administratively authorize a reduction of up to 50 percent of otherwise applicable offstreet parking and/or loading requirements. For purposes of this section, the neo-traditional town center concept is defined as follows:

A neo-traditional town center is the focal point of a traditional neighborhood district, containing residential, retail, commercial, civic and public services to meet the daily needs of community residents. A

town center is pedestrian oriented and is designed to encourage pedestrian movement from residential areas within the town center. Pedestrian links are provided to encourage walking between uses. A common parking lot is desirable because it allows customers to visit several locations while using only one parking space. Also important is residential uses either in the town center or within close proximity to allow residents the option of walking or bicycling.

- (j) Sections 13-2-730 through 13-2-739 (Compatibility Standards) shall not apply to uses located within Parcel Nos. W15 and E15. Yards, fences, vegetative screening, or berms shall be provided to screen residential uses from adjacent nonresidential offstreet parking areas, mechanical equipment, storage areas, and areas for refuse collection. If fences are selected for screening, the height shall be restricted to 6 feet unless otherwise allowed by the City. The owner of such adjacent nonresidential use shall be responsible for the upkeep and maintenance of fences, berms and vegetative screening. Further, notwithstanding any other otherwise applicable City ordinance, regulation, or policy, vertical integration of commercial and residential uses shall be permitted within Parcel Nos. W15 and E15.
- (k) Notwithstanding anything to the contrary, and for purposes of this PUD only, the definition of "Critical Environmental Features" in Section 13-7-3, regulations relating to critical environmental features in Section 13-7-21, or anything to the contrary in the Environmental Criteria Manual or any otherwise applicable City ordinance, regulation, or policy, manmade structures (i.e., wet ponds and/or detention/filtration facilities) shall not be considered critical environmental features and shall not be subject to the setback and buffer zone requirements in Section 13-7-21.
- (l) Section 13-7-21 (Critical Environmental Features) shall, for purposes of this PUD only, apply in all areas designated as conservation easements, Critical Water Quality Zone and Water Quality Transition Zone, for the protection of Environmentally Sensitive Areas under Part 12 of this ordinance. Critical Environmental Features identified within these areas shall be protected through conservation easements to be surveyed and dedicated at time of final plat or site plan under Part 12 of this ordinance. In no case, however, shall the conservation easements be less than the 100-year floodplain parallel to the center line of the waterway.
- (m) Section 13-1-453(d)(7) [regarding amendments to phasing schedule] shall not apply to this PUD.

- (n) For purposes of zoning application and review of this PUD only, the requirement of contiguity in the definition of "Site" in Section 13-2-1 of the Code and the contiguity requirements of Section 13-1-402 shall not apply to this PUD.
- (o) For purposes of this PUD only, Subsection 13-1-37(B) of the Code (regarding closed municipal solid waste landfills) is modified as follows:
 - (B) No application for subdivision approval, site plan approval, building permit or other construction permit shall be considered for final approval until the building official has received one of the following:
 - (1) An approved permit for the proposed development from the Texas Natural Resources Conservation Commission;
 - (2) Written notification from the Texas Natural Resources Conservation Commission that no permit is necessary for the proposed development; or
 - (3) A report from a registered professional engineer certifying that soil tests performed on the site in accordance with the Texas Natural Resources Conservation Commission rules indicate that no part of the tract overlies a closed municipal solid waste landfill.
- (p) Section 13-6-3 (a)(6) (regarding standards for approvals of plats and site plans) is modified for purposes of this PUD only, as follows:
 - (6) The proposed development preserves the natural and traditional character of the land and waterways to the greatest extent feasible and shall include on-site control of the two year peak flow as specified in the Drainage Criteria Manual and the Environmental Criteria Manual; provided that control of the two year peak flow may be provided off-site only if it: would produce no adverse water quality impacts from the increase in-stream peak flow and would not result in stream bank erosion. For purposes of this PUD only, and in order to leave open the option of designing the water quality controls described in Exhibit "F" to also accommodate the two year peak flow, the definition of "on-site" shall include all land within the boundaries of the Property which is within the same drainage basin as the proposed development.

PART 8. No lot may be occupied until connected to the City water and wastewater system. Owner is responsible for providing all necessary water and wastewater improvements to serve each lot, use, or development. Owner shall comply with all applicable City rules, regulations and policies pertaining to water and wastewater service and shall pay all required City utility inspection and plan review fees and all required Water and Wastewater Tap and Impact Fees. Owner must comply with the City Industrial Wastewater Ordinance, associated permit requirements and must pay associated fees.

PART 9. Owner shall dedicate a site of up to two acres for a future fire station to the City prior to the final platting of the entirety of Parcel W15 or within five years of the date of approval of this PUD, whichever comes earlier. Size, location and configuration of the site shall be sufficient to meet development ordinance requirements and the City's needs for a fire station. City agrees that Owner and/or the Master Property Owners' Association may review and comment on the City's architectural plans for the fire station prior to construction and may have input on design to strive for compatibility with the Design Guidelines for this PUD. The City reserves the right of final approval of the design.

PART 10. A comprehensive Trail system linking Pioneer Crossing internally shall be provided according to the Hike and Bike Network Plan included as a part of Exhibit "B" to this ordinance. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at time of site plan. Impervious sidewalks along major roadways within Pioneer Crossing (Samsung Boulevard, Braker Lane, Bachman Drive and Parmer Lane) shall be maintained by the City. Pervious portions of the Trail System within Pioneer Crossing shall be maintained by the Master Property Owners' Association to be created for Pioneer Crossing. Owner or the Master Property Owners' Association shall not be responsible for construction or maintenance of those portions of the trail system to be provided by persons or entities other than Owner or Master Property Owners' Association.

PART 11. Water quality protection for Pioneer Crossing shall be implemented under the Pioneer Crossing Water Quality Management Plan attached as Exhibit "F" to this ordinance.

PART 12. A conservation easement shall, at time of final plat or site plan, be surveyed and dedicated to protect the Environmentally Sensitive Areas within Pioneer Crossing as defined in Part 4 of this Ordinance and as shown on the Land Use Plan. However, in no case shall the conservation easement be less than the 100 year floodplain parallel to the center line of the waterway. Within such conservation easements, only development allowed within critical water quality zones as defined in Section 13-7-23(e) shall be allowed. Critical Environmental Features located within such conservation easements shall be subject to the requirements of Section 13-7-21. In the event roadway crossings of major waterways within the Property are necessary and such crossings over major waterways also traverse

conservation easements protecting Environmentally Sensitive Areas, Owner or Developer shall construct span or pier and beam bridges for such crossings.

(a)

PART 13. 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.

PART 14. Nothing in this ordinance shall be construed to limit or prohibit the exercise by the City of its police powers or authority under the City Code and other applicable law, or to limit or prohibit the right of the Owner to seek an amendment to any provision of this ordinance or the Land Use Plan or any variance or waiver from any City ordinance, regulation or policies applicable to this Planned Unit Development.

PART 15. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 16. This ordinance takes effect on April 21, 1997.

PASSED AND APPROVED

April 10

, 1997.

§
§
§



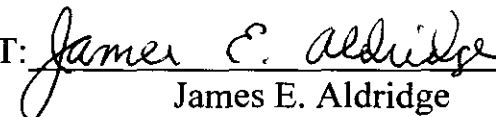
Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

(b) Notwithstanding the requirements of subsection (a), the future dedication to the City of that certain approximately 8.11 acre parcel of land more particularly described in Exhibit "A" attached hereto shall satisfy the City parkland dedication requirements for Parcel Nos. E19, E20, E20A, W21 and W22. The dedication Parcel No. 23 W23 shall not be required for the development Parcel Nos. E19, E20, E20A, W21 or W22. The future dedication of such approximately 8.11 parcel to the City shall occur at final plat of any unplatted portion of Parcel W22 and shall be subject to reserved easements and agreements:

- (1) drainage and water quality easements as shown on Exhibit "A";
- (2) a 10' public access easement as shown on Exhibit "A".
- (3) lateral support easements as shown on Exhibit "A"; and
- (4) a maintenance agreement to maintain drainage facilities within such dedicated parkland.

PLANNING
Plasma-Creating - High-Speed Treatment Cuts Waste

[illegible]

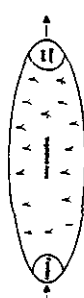
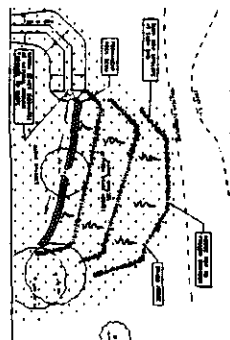
Year	No.	Area (ha)	Yield (kg/ha)	Total production (kg)		Total area (ha)	Yield (kg/ha)
				Area	Yield		
1970	1	100	1000	1000	100	1000	
1971	2	200	2000	2000	200	2000	
1972	3	300	3000	3000	300	3000	
1973	4	400	4000	4000	400	4000	
1974	5	500	5000	5000	500	5000	
1975	6	600	6000	6000	600	6000	
1976	7	700	7000	7000	700	7000	
1977	8	800	8000	8000	800	8000	
1978	9	900	9000	9000	900	9000	
1979	10	1000	10000	10000	1000	10000	
1980	11	1100	11000	11000	1100	11000	
1981	12	1200	12000	12000	1200	12000	
1982	13	1300	13000	13000	1300	13000	
1983	14	1400	14000	14000	1400	14000	
1984	15	1500	15000	15000	1500	15000	
1985	16	1600	16000	16000	1600	16000	
1986	17	1700	17000	17000	1700	17000	
1987	18	1800	18000	18000	1800	18000	
1988	19	1900	19000	19000	1900	19000	
1989	20	2000	20000	20000	2000	20000	
1990	21	2100	21000	21000	2100	21000	
1991	22	2200	22000	22000	2200	22000	
1992	23	2300	23000	23000	2300	23000	
1993	24	2400	24000	24000	2400	24000	
1994	25	2500	25000	25000	2500	25000	
1995	26	2600	26000	26000	2600	26000	
1996	27	2700	27000	27000	2700	27000	
1997	28	2800	28000	28000	2800	28000	
1998	29	2900	29000	29000	2900	29000	
1999	30	3000	30000	30000	3000	30000	
2000	31	3100	31000	31000	3100	31000	
2001	32	3200	32000	32000	3200	32000	
2002	33	3300	33000	33000	3300	33000	
2003	34	3400	34000	34000	3400	34000	
2004	35	3500	35000	35000	3500	35000	
2005	36	3600	36000	36000	3600	36000	
2006	37	3700	37000	37000	3700	37000	
2007	38	3800	38000	38000	3800	38000	
2008	39	3900	39000	39000	3900	39000	
2009	40	4000	40000	40000	4000	40000	
2010	41	4100	41000	41000	4100	41000	
2011	42	4200	42000	42000	4200	42000	
2012	43	4300	43000	43000	4300	43000	
2013	44	4400	44000	44000	4400	44000	
2014	45	4500	45000	45000	4500	45000	
2015	46	4600	46000	46000	4600	46000	
2016	47	4700	47000	47000	4700	47000	
2017	48	4800	48000	48000	4800	48000	
2018	49	4900	49000	49000	4900	49000	
2019	50	5000	50000	50000	5000	50000	
2020	51	5100	51000	51000	5100	51000	
2021	52	5200	52000	52000	5200	52000	

Location	Number of fish	Number of fish	Yolk-sac stage	Yolk-sac stage	Yolk-sac stage
1	10	10	10	10	10
2	10	10	10	10	10
3	10	10	10	10	10
4	10	10	10	10	10
5	10	10	10	10	10
6	10	10	10	10	10
7	10	10	10	10	10
8	10	10	10	10	10
9	10	10	10	10	10
10	10	10	10	10	10
11	10	10	10	10	10
12	10	10	10	10	10
13	10	10	10	10	10
14	10	10	10	10	10
15	10	10	10	10	10
16	10	10	10	10	10
17	10	10	10	10	10
18	10	10	10	10	10
19	10	10	10	10	10
20	10	10	10	10	10
21	10	10	10	10	10
22	10	10	10	10	10
23	10	10	10	10	10
24	10	10	10	10	10
25	10	10	10	10	10
26	10	10	10	10	10
27	10	10	10	10	10
28	10	10	10	10	10
29	10	10	10	10	10
30	10	10	10	10	10
31	10	10	10	10	10
32	10	10	10	10	10
33	10	10	10	10	10
34	10	10	10	10	10
35	10	10	10	10	10
36	10	10	10	10	10
37	10	10	10	10	10
38	10	10	10	10	10
39	10	10	10	10	10
40	10	10	10	10	10
41	10	10	10	10	10
42	10	10	10	10	10
43	10	10	10	10	10
44	10	10	10	10	10
45	10	10	10	10	10
46	10	10	10	10	10
47	10	10	10	10	10
48	10	10	10	10	10
49	10	10	10	10	10
50	10	10	10	10	10
51	10	10	10	10	10
52	10	10	10	10	10
53	10	10	10	10	10
54	10	10	10	10	10
55	10	10	10	10	10
56	10	10	10	10	10
57	10	10	10	10	10
58	10	10	10	10	10
59	10	10	10	10	10
60	10	10	10	10	10
61	10	10	10	10	10
62	10	10	10	10	10
63	10	10	10	10	10
64	10	10	10	10	10
65	10	10	10	10	10
66	10	10	10	10	10
67	10	10	10	10	10
68	10	10	10	10	10
69	10	10	10	10	10
70	10	10	10	10	10
71	10	10	10	10	10
72	10	10	10	10	10
73	10	10	10	10	10

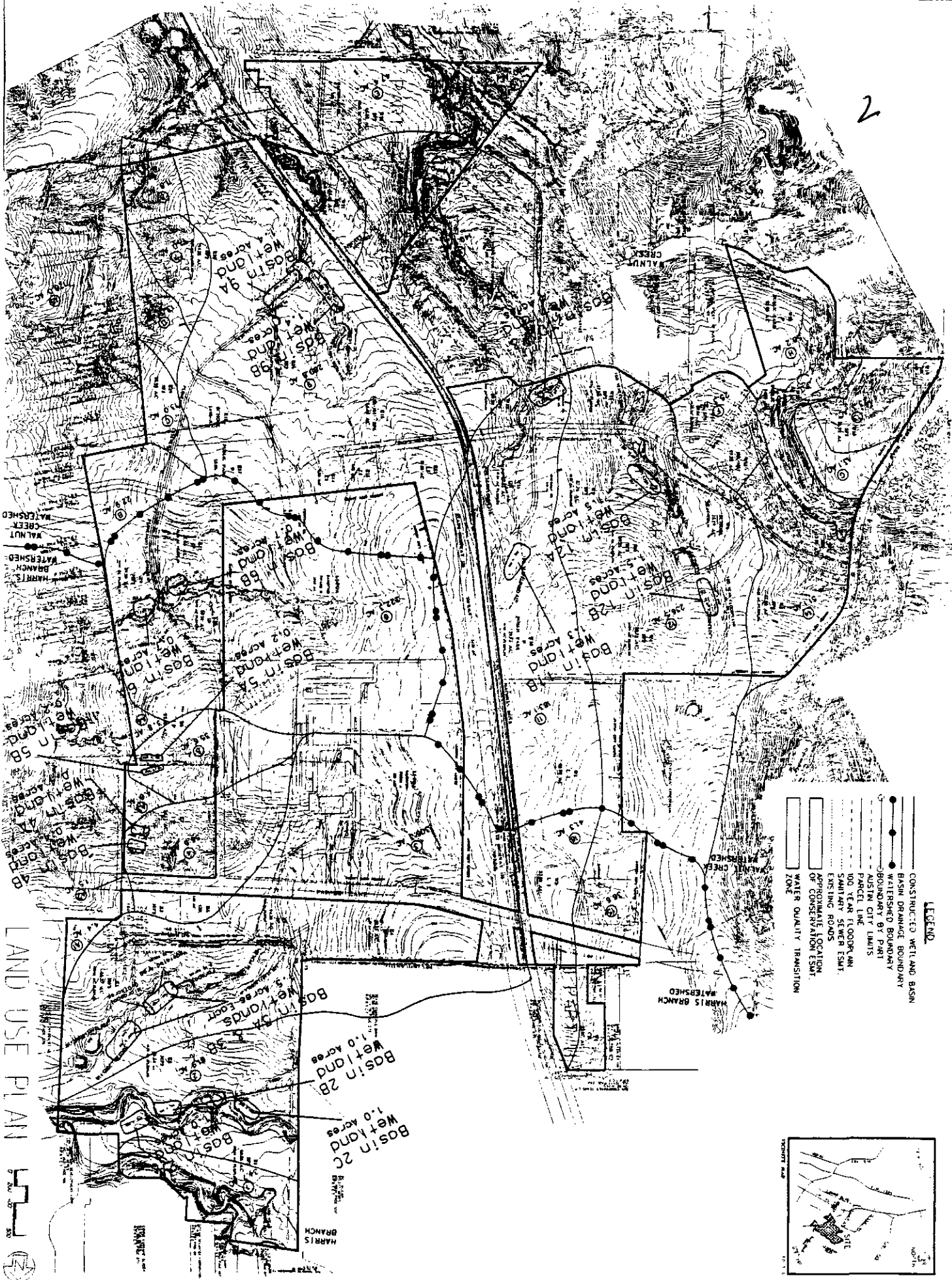
ANALYSIS OF SURVIVAL DATA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450	1451	1452	1453	1454	1455	1456	1457	1458	1459	1460	1461	1462	1463	1464	1465	1466	1467	1468	1469	1470	1471	1472	1473	1474	1475	1476	1477	1478	1479	1480	1481	1482	1483	1484	1485	1486	1487	1488	1489	1490	1491	1492	1493	1494	1495	1496	1497	1498	149
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	------	-----

State	Number of cases	Number of deaths	Number of cases per 100,000	Number of deaths per 100,000
Alabama	1,042	10	1.1	0.1
Alaska	1	0	0.0	0.0
Arizona	1,042	10	1.1	0.1
Arkansas	1,042	10	1.1	0.1
California	1,042	10	1.1	0.1
Colorado	1,042	10	1.1	0.1
Connecticut	1,042	10	1.1	0.1
Delaware	1,042	10	1.1	0.1
District of Columbia	1,042	10	1.1	0.1
Florida	1,042	10	1.1	0.1
Georgia	1,042	10	1.1	0.1
Hawaii	1,042	10	1.1	0.1
Idaho	1,042	10	1.1	0.1
Illinois	1,042	10	1.1	0.1
Indiana	1,042	10	1.1	0.1
Iowa	1,042	10	1.1	0.1
Kansas	1,042	10	1.1	0.1
Kentucky	1,042	10	1.1	0.1
Louisiana	1,042	10	1.1	0.1
Maine	1,042	10	1.1	0.1
Maryland	1,042	10	1.1	0.1
Massachusetts	1,042	10	1.1	0.1
Michigan	1,042	10	1.1	0.1
Minnesota	1,042	10	1.1	0.1
Mississippi	1,042	10	1.1	0.1
Missouri	1,042	10	1.1	0.1
Montana	1,042	10	1.1	0.1
Nebraska	1,042	10	1.1	0.1
Nevada	1,042	10	1.1	0.1
New Hampshire	1,042	10	1.1	0.1
New Jersey	1,042	10	1.1	0.1
New Mexico	1,042	10	1.1	0.1
New York	1,042	10	1.1	0.1
North Carolina	1,042	10	1.1	0.1
North Dakota	1,042	10	1.1	0.1
Ohio	1,042	10	1.1	0.1
Oklahoma	1,042	10	1.1	0.1
Oregon	1,042	10	1.1	0.1
Pennsylvania	1,042	10	1.1	0.1
Rhode Island	1,042	10	1.1	0.1
South Carolina	1,042	10	1.1	0.1
South Dakota	1,042	10	1.1	0.1
Tennessee	1,042	10	1.1	0.1
Texas	1,042	10	1.1	0.1
Utah	1,042	10	1.1	0.1
Vermont	1,042	10	1.1	0.1
Virginia	1,042	10	1.1	0.1
Washington	1,042	10	1.1	0.1
West Virginia	1,042	10	1.1	0.1
Wisconsin	1,042	10	1.1	0.1
Wyoming	1,042	10	1.1	0.1

This image shows a single page of blank music manuscript paper. It features ten horizontal staves, each consisting of five lines. The staves are arranged vertically and separated by small gaps. On the right side of the page, there are vertical markings indicating measures or systems. The paper appears slightly aged with some minor discoloration and faint smudges.

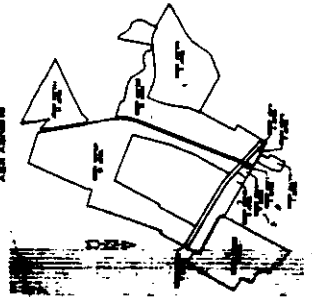
970410 ±



LAND USE PLAN



[The main body of the document contains approximately 12 columns of dense, illegible text, likely representing a large table or a series of short paragraphs.]



[A block of text located below the diagram, containing several lines of illegible information.]

PIONEER CROSSING
P.U.D.



ENGINEER
JIMMY J. HARRIS
J.H. HARRIS & SONS, INC.

ARCHITECT
MALONE/WHITNEY, INC.

LANDSCAPE ARCHITECT
DAVE DAVIS ASSOCIATES



TYPICAL NOTES

LINE NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1000	1	EA	1000	1000
2	2000	2	EA	2000	4000
3	3000	3	EA	3000	9000
4	4000	4	EA	4000	16000
5	5000	5	EA	5000	25000
6	6000	6	EA	6000	36000
7	7000	7	EA	7000	49000
8	8000	8	EA	8000	64000
9	9000	9	EA	9000	81000
10	10000	10	EA	10000	100000
11	11000	11	EA	11000	121000
12	12000	12	EA	12000	144000
13	13000	13	EA	13000	169000
14	14000	14	EA	14000	196000
15	15000	15	EA	15000	225000
16	16000	16	EA	16000	256000
17	17000	17	EA	17000	289000
18	18000	18	EA	18000	324000
19	19000	19	EA	19000	361000
20	20000	20	EA	20000	400000
21	21000	21	EA	21000	441000
22	22000	22	EA	22000	484000
23	23000	23	EA	23000	529000
24	24000	24	EA	24000	576000
25	25000	25	EA	25000	625000
26	26000	26	EA	26000	676000
27	27000	27	EA	27000	729000
28	28000	28	EA	28000	784000
29	29000	29	EA	29000	841000
30	30000	30	EA	30000	900000
31	31000	31	EA	31000	961000
32	32000	32	EA	32000	1024000
33	33000	33	EA	33000	1089000
34					

[illegible]

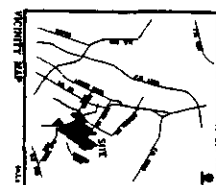
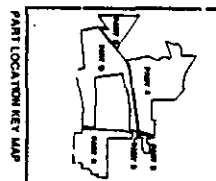
LAND USE SUMMARY

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

TOTAL ACRES
BY PART

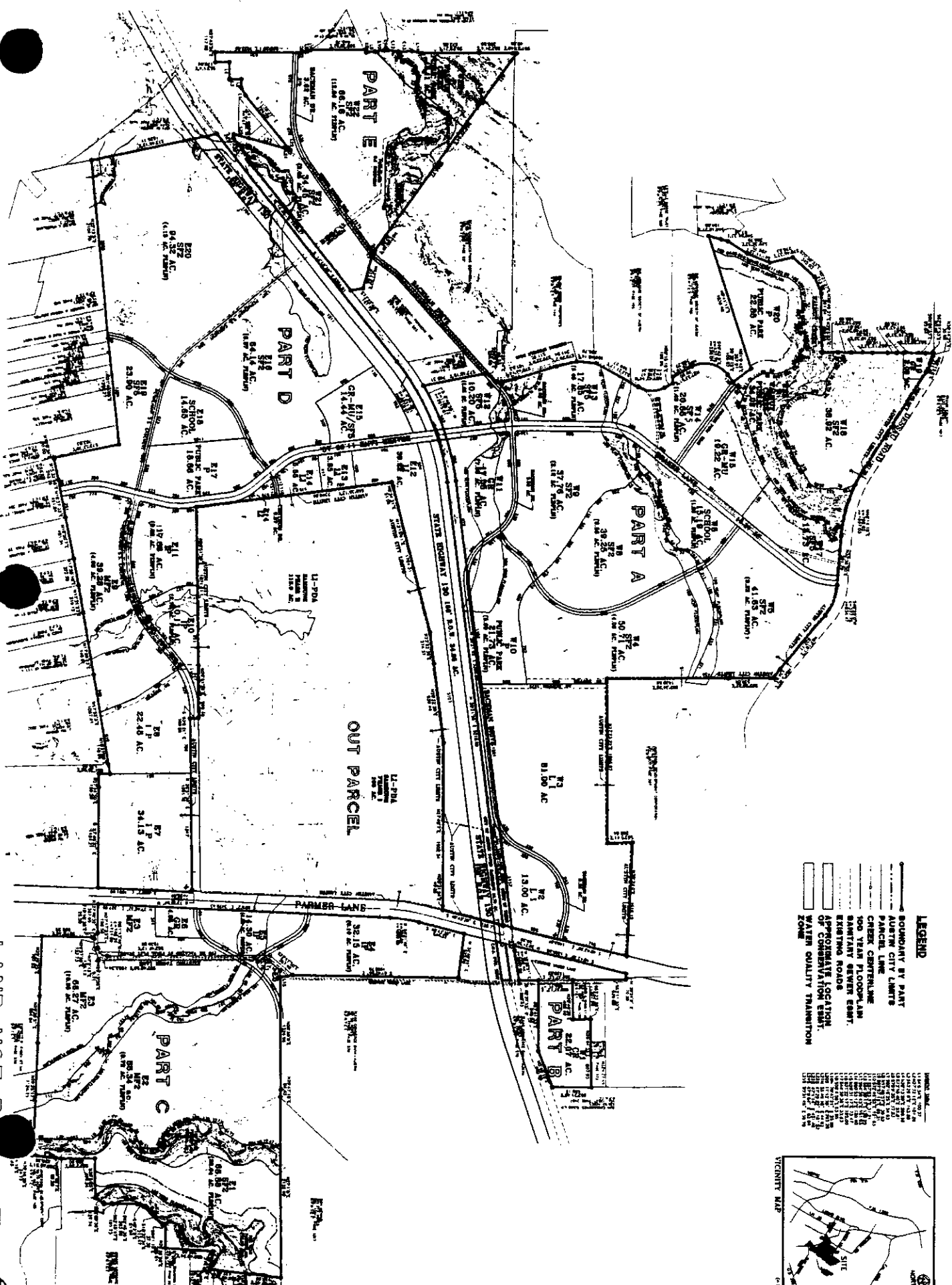
Part A	516.45 acres
Part B	22.07 acres
Part C	271.97 acres
Part D	480.70 acres
Part E	<u>119.36 acres</u>
Total	1410.55 acres

SITE DEVELOPMENT CRITERIA AND LAND USE SUMMARY

[illegible]

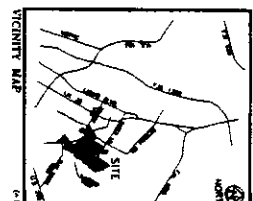
LAND USE PLAN

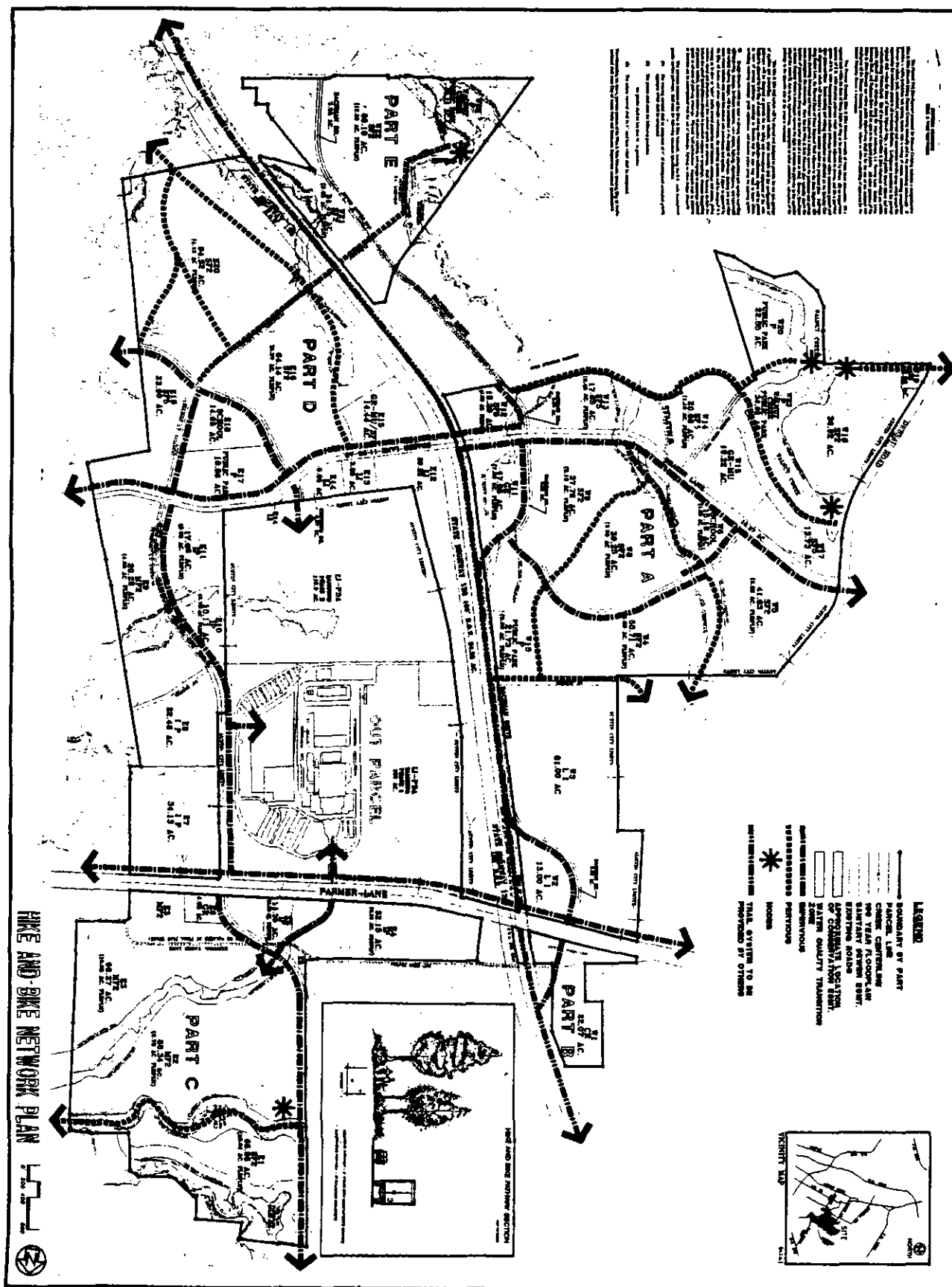
LAND USE PLAN



- LEGEND**
- BOUNDARY BY PART
 - AUSTIN CITY LIMITS
 - PARCEL LINE
 - CREEK CENTERLINE
 - 100 YEAR FLOODPLAIN
 - SEWAGE TREATMENT PLANT
 - EXISTING ROADS
 - APPROXIMATE LOCATION OF CONSERVATION EASE
 - WATER QUALITY TRANSMISSION ZONE

DATE: 10/1/82
DRAWN BY: [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]
TITLE: [illegible]





PIONEER CROSSING
EXHIBIT C
SITE DEVELOPMENT CRITERIA LAND USE SUMMARY
March 21, 1997

Land Use by Parcel	Gross Acres	Front	Side	Rear	Interior Side	Minimum Lot Size	Max. Bldg. Height	Allow. Imp. Cover. (1)	Units/Acre or F.A.R.	# of units/ square footage
RESIDENTIAL										
Single Family-2										
W18	36.92	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.3	196.0
W22	66.18	25'	15'	10'	5'	5750 sq.ft.	35'	45%	3.4	225.3
W4	50.71	25'	15'	10'	5'	5750 sq.ft.	35'	45%	4.4	247.5
W5	41.83	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.3	224.5
W8	39.25	25'	15'	10'	5'	5750 sq.ft.	35'	45%	4.6	179.0
W9	37.76	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.0	189.5
W21	34.45	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.0	172.0
E1	68.86	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.5	414.0
E16	64.14	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.0	320.5
E20	94.32	25'	15'	10'	5'	5750 sq.ft.	35'	45%	5.0	471.0
Subtotal SF-2	534.42									
Single Family-5										
W12	10.20	*	*	*	*	*	35'	55%	6.0	61.8
W13	17.85	*	*	*	*	*	35'	55%	6.0	106.8
W14	20.66	*	*	*	*	*	35'	55%	4.7	98.0
W17	13.73	*	*	*	*	*	35'	55%	6.8	94.2
E19	23.79	*	*	*	*	*	35'	55%	6.0	142.8
Subtotal SF-5	86.23									
Subtotal Single Family	620.65									3,142.9
Multi-Family-2										
E2	86.34	25'	15'	10'	5'	8000 sq.ft.	40' or 3-story (2)	60%	16.0	1,280.0
E3	66.27	25'	15'	10'	5'	8000 sq.ft.	40' or 3-story (2)	60%	13.6	899.0
E9	39.28	25'	15'	10'	5'	8000 sq.ft.	40' or 3-story (2)	60%	16.1	630.4
Subtotal MF-2	191.89									2,809.4
Total Residential	812.54									5,916.3
Mixed Use										
GR-MU/SF-5										
Community/Comm.										
W15	19.22	*	*	*	*	*	45'	80%	0.348/or 5.7 du/ac	196.020/or 110 du's
E15	14.44	*	*	*	*	*	45'	55%	6.0/or 13 F.A.R.	86.4 du/or 80,000 sq.ft.
Subtotal Mixed Use	33.66									

I-10406

PIONEER CROSSING
EXHIBIT C
SITE DEVELOPMENT CRITERIA LAND USE SUMMARY
March 21, 1997

Land Use by Parcel	Gross Acres	Front	Side	Rear	Interior Side	Minimum Lot Size	Max. Bldg. Height	Allow. Imp. Cover. (I)	Units/ Acre or F.A.R.	# of units/ square footage
Industrial/Commercial										
GR Community Commercial										
F6	04.05	10'	10'	-	-	5750 sq.ft.	60'	80%	0.304	53,578.8
W11	17.55	10'	10'	-	-	5750 sq.ft.	60'	80%	0.301	229,996.8
W19	02.00	10'	10'	-	-	5750 sq.ft.	60'	80%	0.299	26,000.0
Subtotal GR	23.60									197,190.8
Industrial Park										
E4	32.15	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.391	547,596.0
E5	14.30	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.395	257,875.2
E7	34.13	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.400	594,158.4
E8	22.48	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.400	392,040.0
E10	10.11	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.400	175,982.4
E11	17.66	25'	25'	10'	10'	43560 sq.ft.	60'	80%	0.401	308,404.8
Subtotal IP	130.83									2,277,316.8
Light Industrial										
W2	13.00	-	-	10'	10'	5750 sq.ft.	60'	80%	0.400	228,254.4
W3	81.00	-	-	10'	10'	5750 sq.ft.	60'	80%	0.401	1,416,571.2
E12	39.22	-	-	10'	10'	5750 sq.ft.	60'	80%	0.400	683,020.8
E13	03.85	-	-	10'	10'	5750 sq.ft.	60'	80%	0.405	67,953.6
E14	05.55	-	-	10'	10'	5750 sq.ft.	60'	80%	0.393	76,665.6
Subtotal LI	142.62									2,472,465.6
Total Industrial/Comm	330.71									5,142,993.2
Commercial Recreation										
W1	22.07	50'	50'	20'	20'	20,000	40'	60%		
PUBLIC										
Braker Lane R.O.W.	27.30									
Beckman Drive R.O.W.	09.33									
Centrum Dr.	00.27									
Samsung Blvd. R.O.W.	06.57									
Mokan R.O.W.	34.55									
Subtotal R.O.W.	78.02									
100' Power Easement	24.79							50%		
Subtotal Easement	24.79									

5

PIONEER CROSSING
EXHIBIT C
SITE DEVELOPMENT CRITERIA LAND USE SUMMARY
March 21, 1997

Land Use by Parcel	Gross Acres	Minimum Building Setback	Minimum Lot Size	Max. Bldg. Height	Allow. Imp. Cover (%)	Units/ Acre or F.A.R.	# of units/ square footage
SCHOOL		Front	Side	Rear	Interior Side		
W6	15.19					60'	50%
E18	14.65					60'	50%
Subtotal School	29.84						
PARKS							
W20	22.85						25%
W23 Walnut Creek	49.14						25%
W10	21.73						25%
E17	18.86						25%
Subtotal Parks	112.58						
TOTAL PUBLIC	245.23						
TOTAL ACRES IN PLAN	1410.55						

Pioneer Crossing Development Criteria Typical Notes

1. Notwithstanding anything herein to the contrary, no three story multifamily structures shall be permitted within 100 ft. of property within this Planned Unit Development which is used or zoned SF-2.
2. It is intended that the SF-5 parcels be developed with attached townhouse or "rowhouse" type units with varying front, rear and side yard setbacks and varying lot sizes. Accordingly, the following setback and minimum lot size provisions apply for SF-5 development: minimum front yard setback: 5 ft.; minimum street side yard setback: 5 ft.; minimum rear yard setback: 0 ft.; minimum interior side yard setback: 0 ft.; minimum lot width: 24 ft.; and minimum lot size 2500 sq. ft. The GR-MU portions of parcels W15 and E15 shall have the following setback and minimum lot size provisions: 0 ft.; minimum lot width: 24 ft.; and minimum lot size 2500 sq. ft.

Draft Dated
03/24/97

10

EXHIBIT D

PERMITTED USES TABLE

The entirety of the Pioneer Crossing "PUD" Land Use Plan has been divided into Parcels, which are identified with a letter and a number, for example Parcel W15, or Parcel E7. Most of the Parcels are further identified on the Land Use Map using a familiar City of Austin zoning designation such as SF-2, MF-2, IP, and LI. In each case, the permitted uses in the base zoning district as set out in Chapter 13-2 of the Austin City Code, as it existed on the date of this document, are intended to be the permitted uses for that Parcel within the Pioneer Crossing PUD Land Use Plan, with certain additions or exclusions as detailed below:

<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
W1	CR	None	Vehicle storage, scrap and salvage and resource extraction
W2	LI	None	Vehicle storage, scrap and salvage and resource extraction
W3	LI	None	Vehicle storage, scrap and salvage and resource extraction
W4	SF-2	None	None
W5	SF-2	None	None
W6	School	None	None
W8	SF-2	None	None
W9	SF-2	None	None
W10	P - Public Park	None	None

970410-I

<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
W11	GR	Transportation Terminal	Vehicle storage, scrap and salvage and resource extraction
W12	SF-5	None	None
W13	SF-5	None	None
W14	SF-5	None	None
W15	GR/MU	All residential uses as defined in Section 13-2-2, Community Recreation (private), Community Recreation (public); Agricultural Sales and Services; Postal Facilities and Farmer's Market ¹ ; Fire Station	Vehicle storage, scrap and salvage and resource extraction
W17	SF-5	None	None
W18	SF-2	None	None
W19	GR	None	Vehicle storage, scrap and salvage and resource extraction
W20	P - Public Park	None	Athletic fields and courts while Pioneer Farm continues to operate in its present location.
W21	SF-2	None	None
W22	SF-2	None	None
W23	P - Public Park	None	None
E1	SF-2	Outdoor sports and recreation	None
E2	MF-2	Outdoor sports and recreation	None
E3	MF-2	Outdoor sports and recreation	None

12

<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
E4	IP	None	Vehicle storage, scrap and salvage and resource extraction
E5	IP	None	Vehicle storage, scrap and salvage and resource extraction
E6	GR	Agricultural Sales and Services, Postal Facilities, Farmer's Market ¹	Vehicle storage, scrap and salvage and resource extraction
E7	IP	None	Vehicle storage, scrap and salvage and resource extraction
E8	IP	None	Vehicle storage, scrap and salvage and resource extraction
E9	MF-2	None	None
E10	IP	None	Vehicle storage, scrap and salvage and resource extraction
E11	IP	None	Vehicle storage, scrap and salvage and resource extraction
E12	LI	None	Vehicle storage, scrap and salvage and resource extraction

13

<u>PARCEL NO.</u>	<u>BASE DISTRICT</u>	<u>ADDITIONAL PERMITTED USES</u>	<u>EXCLUDED USES</u>
E13	LI	None	Vehicle storage, scrap and salvage and resource extraction
E14	LI	None	Vehicle storage, scrap and salvage and resource extraction
E15	GR/SF-5/MU	General Retail Sales (convenience), General Retail Sales (general), Community Recreation (private), Community Recreation (public), Agricultural Sales and Services, Day Care Services (Limited), Day Care Services (General), and Day Care Services (Commercial), Farmer's Market ¹	None
E16	SF-2	None	None
E17	P - Public Park	None	None
E18	School	None	None
E19	SF-5	None	None
E20	SF-2	None	None

1. The use "Farmer's Market" is a use which is not specifically defined in the Austin City Code of 1992, as amended. For purposes of this "PUD" Planned Unit Development only, the term "Farmer's Market" means an area for the exhibition and/or sale of farm produce, arts and crafts, and other similar products.

14

EXHIBIT E

1997 CITY OF AUSTIN TABLE OF USES AUTHORIZED IN BASE DISTRICTS

Attached is Section 13-2-221 of the Code which comprises the uses authorized by the City of Austin in all base districts as of the date of the Ordinance. Reference should also be made to the Permitted Uses Table in Exhibit D for uses specifically added or excluded for a particular Parcel.

§ 13-2-221: USES AUTHORIZED IN RESIDENTIAL BASE DISTRICTS

(Continued)

	LA	RR	SF 1	SF 2	SF 3	SF 4	SF 5	SF 6	MF 1	MF 2	MF 3	MF 4	MF 5	MF 6	MH
Industrial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Industrial Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Agricultural Uses	LA	RR	SF 1	SF 2	SF 3	SF 4	SF 5	SF 6	MF 1	MF 2	MF 3	MF 4	MF 5	MF 6	MH
All Agricultural Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Civic Uses	LA	RR	SF 1	SF 2	SF 3	SF 4	SF 5	SF 6	MF 1	MF 2	MF 3	MF 4	MF 5	MF 6	MH
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Congregate Living	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Convalescent Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Day Care Services (General)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Day Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Group Home, Class II	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

LAKE COMMERCIAL
CENTRAL BUSINESS DISTRICT
DOWNTOWN MIXED USE
WAREHOUSE/LIMITED OFFICE
GENERAL COMMERCIAL SERVICES
COMMERCIAL LIQUOR SALES
COMMERCIAL HIGHWAY SERVICES

Chapter 13-2: Article III. Uses Authorized in Zoning Districts

§ 13-2-221: USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS

(Continued)

Commercial Uses	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH
Hotel-Motel	-	-	-	C	-	P	C	P	P	-	P	P	P
Indoor Entertainment	-	-	-	C	-	P	C	P	P	-	P	P	P
Indoor Sports and Recreation	-	-	-	C	-	P	C	P	P	-	P	P	P
Kennels	-	-	-	-	-	-	-	-	-	-	P	P	P
Laundry Services	-	-	-	-	-	-	C	P	P	-	P	P	P
Liquor Sales	-	-	-	-	-	-	-	P	P	-	-	P	P
Marina	-	-	-	P	-	-	-	-	-	-	-	-	-
Medical Offices	-	P	P	-	-	P	C	P	P	-	P	P	P
Monument Retail Sales	-	-	-	-	-	-	-	-	-	-	P	-	-
Off-Site Accessory Parking	-	-	P	-	P	P	C	C	C	-	P	P	P
Outdoor Entertainment	-	-	-	C	-	C	C	C	C	-	C	C	C
Outdoor Sports and Recreation	-	-	-	P	-	P	C	P	P	-	P	P	P
Pawn Shop Services	-	-	-	-	-	P	-	P	P	-	P	P	P
Personal Improvement Services	-	-	-	-	-	P	C	P	P	-	P	P	P
Personal Services	-	-	P	-	P	P	C	P	P	-	P	P	P
Pet Services	-	-	-	-	P	P	C	-	P	-	P	P	P
Professional Office	P	P	P	-	P	P	C	P	P	-	P	P	P
Recreational Equipment Maintenance and Storage	-	-	-	P	-	-	-	-	-	-	-	-	-
Recreational Equipment Sales	-	-	-	P	-	-	-	-	-	-	-	-	-
Research Services	-	-	-	-	-	P	C	P	P	-	P	P	P
Restaurant (Drive-In, Fast Food)	-	-	-	C	C	P	C	P	P	-	P	P	P
Restaurant (Limited)	-	-	C	-	P	P	C	P	P	-	P	P	P
Restaurant (General)	-	-	-	C	-	P	C	P	P	-	P	P	P

§ 13-2-221: USES AUTHORIZED IN COMMERCIAL BASE DISTRICTS

(Continued)

Civic Uses	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH
Cultural Services	-	P	P	P	P	P	C	P	P	P	P	P	P
Day Care Services (Limited)	P	P	P	-	P	P	C	P	P	P	P	P	P
Day Care Services (General)	P	P	P	-	P	P	C	P	P	P	P	P	P
Day Care Services (Commercial)	P	P	P	C	P	P	C	P	P	P	P	P	P
Family Home	P	P	P	-	P	P	C	P	P	-	P	P	P
Group Home, Class I (Limited)	P	P	P	-	P	P	C	P	P	-	P	P	P
Group Home, Class I (General)	P	P	P	-	P	P	C	P	P	-	P	P	P
Group Home, Class II	C	C	P	-	C	P	C	P	P	-	P	P	P
Guidance Services	-	-	P	-	P	P	C	P	P	-	P	P	P
Hospital Services (Limited)	-	C	P	C	C	P	C	P	P	-	P	P	P
Hospital Services (General)	-	-	C	-	-	C	C	C	C	-	C	C	C
Local Utility Services	P	P	P	C	P	P	C	P	P	P	P	P	P
Maintenance and Service Facilities	-	-	-	-	-	-	-	C	C	-	P	P	P
Off-Site Accessory Parking	-	-	P	-	P	P	C	-	-	-	P	P	P
Private Primary Educational Facilities	P	P	P	C	P	P	C	P	P	P	P	P	P
Private Secondary Educational Facilities	C	C	P	C	P	P	C	P	P	C	P	P	P
Public Primary Educational Facilities	P	P	P	C	P	P	C	P	P	P	P	P	P
Public Secondary Educational Facilities	P	P	P	C	P	P	C	P	P	C	P	P	P
Residential Treatment	C	C	C	-	C	P	C	P	P	-	P	P	P
Religious Assembly	P	P	P	C	P	P	C	P	P	P	P	P	P
Safety Services	P	P	P	-	P	P	C	P	P	P	P	P	P

§ 13-2-221: USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS

INDUSTRIAL DISTRICT

SPECIAL PURPOSE DISTRICTS

IP INDUSTRIAL PARK
LI LIMITED INDUSTRIAL SERVICES
MI MAJOR INDUSTRY
R&D RESEARCH AND DEVELOPMENT

DR DEVELOPMENT RESERVE
AG AGRICULTURAL
AV AVIATION SERVICES
PUD PLANNED UNIT DEVELOPMENT
P PUBLIC

	IP	MI	LI	R&D	DR	AG	AV	PUD	P
<i>Residential Uses</i>									
Single-Family Residential	-	-	-	*			-	C	++
All Other Residential Uses	-	-	-	*			-	-	++
<i>Commercial Uses</i>	IP	MI	LI	R&D	DR	AG	AV	PUD	P
Administrative and Business Offices	P	P	P	*	-	-	**	-	++
Agricultural Sales and Services	P	P	P	*	-	-	-	-	++
Art and Craft Studio (Limited)	P	P	P	*	-	-	-	-	++
Art and Craft Studio (General)	P	P	P	*	-	-	-	-	++
Art and Craft Studio (Industrial)	P	P	P	*	-	-	-	-	++
Automotive Rentals	P	P	P	*	-	-	**	-	++
Automotive Repair Services	P	P	P	*	-	-	**	-	++
Automotive Sales	P	P	P	*	-	-	-	-	++
Automotive Washing [of Any Type]	-	P	P	*	-	-	**	-	++
Building Maintenance Services	P	P	P	*	-	-	-	-	++
Business or Trade School	P	P	P	*	-	-	-	-	++
Business Support Services	P	P	P	*	-	-	-	-	++

* Refer to § 13-2-225 ** Refer to § 13-2-226 + Refer to § 13-2-231 ++ Refer or subject to § 13-2-227

§ 13-2-221: USES AUTHORIZED IN INDUSTRIAL AND SPECIAL PURPOSE BASE DISTRICTS

(Continued)

Commercial Uses	IP	MI	LI	R&D	DR	AV	AG	PUD	P
Liquor Sales	-	-	-	•	-	••	-	+	++
Marina	-	-	-	•	-	-	-	+	++
Medical Offices	P	P	P	•	-	••	-	+	++
Monument Retail Sales	-	P	P	•	-	-	-	+	++
Off-Site Accessory Parking	P	P	P	•	-	••	-	+	++
Outdoor Entertainment	C	C	C	•	-	••	-	+	++
Outdoor Sports and Recreation	P	P	P	•	-	••	-	+	++
Pawn Shop Services	-	-	-	•	-	••	-	+	++
Personal Improvement Services	-	P	P	•	-	••	-	+	++
Personal Services	P	P	P	•	-	••	-	+	++
Pet Services	-	-	-	•	-	••	-	+	++
Professional Office	P	P	P	•	-	••	-	+	++
Recreational Equipment Maintenance and Storage	-	-	-	•	-	-	-	+	++
Recreational Equipment Sales	-	-	-	•	-	-	-	+	++
Research Assembly Services	-	-	-	•	-	-	-	+	++
Research Services	P	P	P	•	-	-	-	+	++
Research Testing Services	-	-	-	•	-	-	-	+	++
Research Warehousing Services	-	-	-	•	-	-	-	+	++
Restaurant (Drive-In, Fast Food)	P	P	P	•	-	••	-	+	++
Restaurant (Limited)	P	P	P	•	-	••	-	+	++
Restaurant (General)	P	P	P	•	-	••	-	+	++
Scrap and Salvage	-	C	C	•	-	-	-	+	++
Service Station	P	P	P	•	-	••	-	+	++

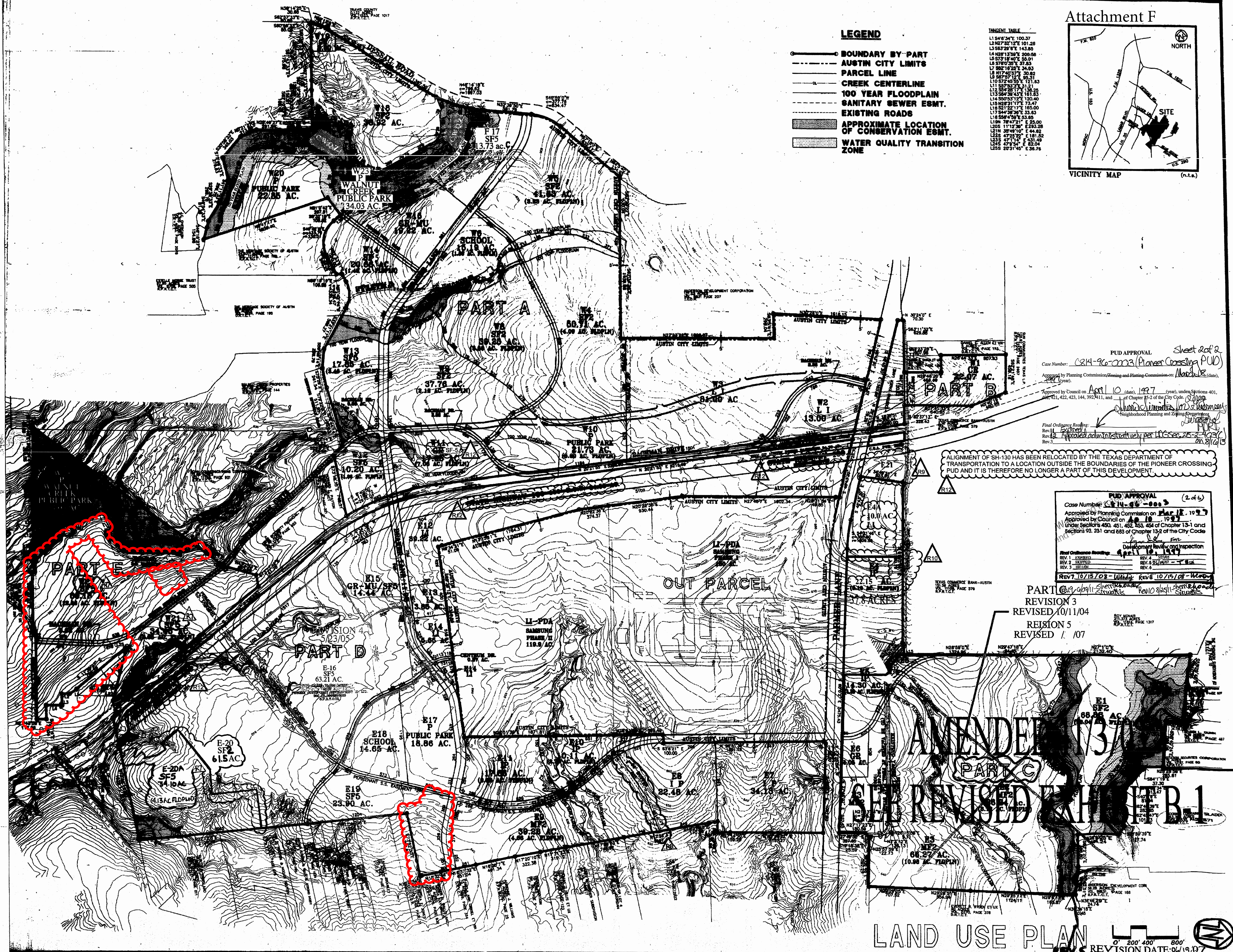
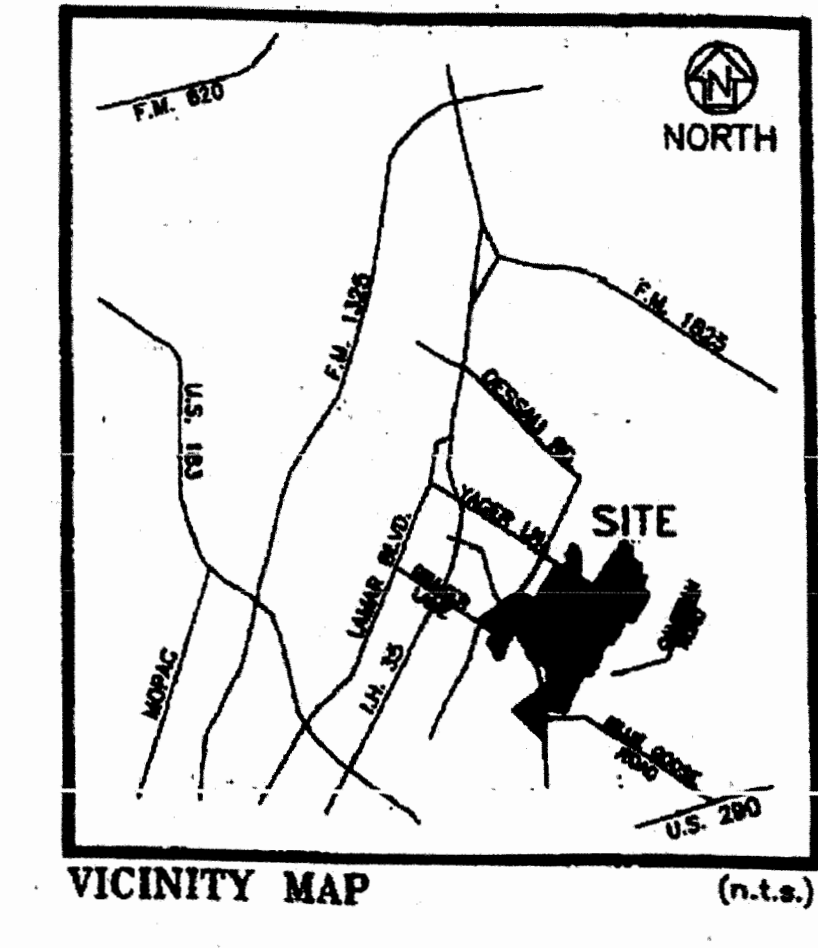
• Refer to § 13-2-225 ** Refer to § 13-2-226 + Refer to § 13-2-231 ++ Refer or subject to § 13-2-227

LEGEND

- BOUNDARY BY PART
- AUSTIN CITY LIMITS
- PARCEL LINE
- CREEK CENTERLINE
- 100 YEAR FLOODPLAIN
- SANITARY SEWER ESMT.
- EXISTING ROADS
- APPROXIMATE LOCATION OF CONSERVATION ESMT.
- WATER QUALITY TRANSITION ZONE

TANGENT TABLE

L1	540.347	100.27
L2	107.302	101.28
L3	583.297	143.85
L4	428.130	200.58
L5	523.187	260.91
L6	570.035	37.83
L7	502.102	34.63
L8	117.403	30.82
L9	527.245	121.43
L10	527.245	121.43
L11	527.245	121.43
L12	527.245	121.43
L13	527.245	121.43
L14	527.245	121.43
L15	527.245	121.43
L16	527.245	121.43
L17	527.245	121.43
L18	527.245	121.43
L19	527.245	121.43
L20	527.245	121.43
L21	527.245	121.43
L22	527.245	121.43
L23	527.245	121.43
L24	527.245	121.43
L25	527.245	121.43



PUD APPROVAL
Case Number: 6814-96-0003 (Pioneer Crossing PUD)
Approved by Planning Commission/Planning Commission on: March 18, 1997
Approved by Council on: April 10, 1997
Final Ordinance: 1997-10-15-08-10003

ALIGNMENT OF SH-130 HAS BEEN RELOCATED BY THE TEXAS 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.

PUD APPROVAL (2.46)
Case Number: 6814-96-0003
Approved by Planning Commission on: March 18, 1997
Approved by Council on: April 10, 1997
Final Ordinance: 1997-10-15-08-10003

REVISION 3
REVISED 10/11/04
REVISION 5
REVISED 1/10/07

LAND USE PLAN
REVISION DATE: 04/19/07
REPLACEMENT SHEET

PLANNED ENVIRONMENTS INC.

GAGE DAVIS ASSOCIATES

PROJECT ENGINEER: MALONE / WHEELER, INC.

TRAFFIC CONSULTANTS: PETERSON CONSULTING, INC.

OWNER: PIONEER CROSSING P.U.D. EXHIBIT B

DATE: 2/12/07
REVISED: 3/6/07
REVISED: 3/26/07

SHEET 2 OF 6