

ZONING CHANGE REVIEW SHEET

CASE: C814-96-0003.18
(Pioneer Crossing PUD Amendment #18)

DISTRICT: 1

ADDRESS: 3124 East Parmer Lane

ZONING FROM: PUD

TO: PUD

NATURE OF AMENDMENT:

In this PUD amendment request, the applicant is asking to change the uses on parcel RA-12 from Mixed Development Residential (MDR-B) to Commercial, to add Commercial to parcel RA-14 and to provide a corresponding increase of an additional 509,017 sq. ft. in allowable commercial square footage, to reallocate existing housing entitlements among residential parcels and to add 30 feet of height to parcels RA-4, RA-5, RA-6, RA-12, RA-14 and RA-17 within this portion of the PUD.

SITE AREA: 376.25 acres

PROPERTY OWNER: RH Pioneer North, LLC (Annie Atkinson)

AGENT: LJA Engineering, Ince. (T. Walter Hoysa)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

The staff's recommendation is to grant the 18th amendment to the Pioneer Crossing PUD, with the following conditions:

- 1) The applicant will construct public park facilities on parcel RA-10 per request of the Parks and Recreation Department (*please see Community Benefits Package Cover Letter and Exhibits and Parcel RA 10 Site Plan for East Village – Exhibits E and F*).**
- 2) The applicant will make a \$1 million dollar fee in lieu payment to the City's Housing Trust Fund (*please see Community Benefits Package Cover Letter and Exhibits – Exhibit E*).**
- 3) There will be a 100-foot building setback from the parcels (now only parcel RA-6) requesting additional height adjacent to the floodplain and community recreation area (*please see Pioneer Crossing PUD Amendment #18 Revision Letter – Exhibit C and Updated Redlined Land Use Plan – Exhibit D*).**
- 4) The development of the PUD will be subject to the Pioneer Crossing PUD Trip Generation Memorandum from Austin Transportation Department (ATD) dated August 3, 2022 (*please see COA Approved Pioneer Crossing PUD Trip Generation Memo - Exhibit G*).**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
September 20, 2022

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The Pioneer Crossing Planned Unit Development (PUD) was approved by the City Council in April of 1997, through Ordinance No. 970410-I. The PUD consists of 1549.23 acres of land located in the vicinity of East Parmer Lane south of E. Howard Lane/Gregg Lane, east of Dessau Road, west and north of Cameron Road. This PUD is a mixed-use project, which includes mixed residential, commercial, community recreation, and public parks. It is not located within the boundaries of a neighborhood planning area.

The property in question is a 376-acre undeveloped area that was previously used as farmland. It is specifically located on the north side of East Parmer Lane and Samsung Boulevard and to the south side of East Howard Lane. The parcels under consideration are tracts of land that were added to the PUD and described as Areas B and C, in case C814-96-0003.03 (Pioneer Crossing PUD Amendment #3), through Ordinance No. 20050512-058. Surrounding land uses include a single-family residential subdivision (Cantarra Meadow) to the north, across East Howard Lane. The tracts of land to the east are undeveloped and consist of farmland. To the west there are single family residences, stables for a horse ranch, a manufactured housing subdivision (River Ranch) and undeveloped land. To the south, across E. Parmer Lane, is an industrial use (Samsung Manufacturing).

The Imagine Austin Growth Concept Map, in the Imagine Austin Comprehensive Plan, identifies this section of East Parmer Lane and Howard Lane, to the north, as designated Activity Corridors.

In this PUD amendment request, the applicant is asking to change the uses on parcel RA-12 from Mixed Development Residential (MDR-B) to Commercial, to add Commercial to parcel RA-14 and to provide a corresponding increase of an additional 509,017 sq. ft. in allowable commercial square footage (from 392,902 sq. ft. approved in Amendment #17 to 901,919 sq. ft. – *please see Comparison Analysis Chart on the Updated Redlined Land Use Plan – Exhibit D*). They are also requesting to reallocate existing housing entitlements among residential parcels within this portion of the PUD and to add 30 feet of height to parcels RA-4, RA-5, RA-6, RA-12, RA-14 and RA-17 (*please see Applicant's Summary Letter, Amendment Revision Letter – Exhibit C and Updated Redlined Land Use Plan – Exhibit D*).

The proposed addition of commercial square footage will increase the expected trips to and from the site. Therefore, a copy of the TIA prepared with Travis County and TxDOT was forwarded to ATD for review and approval. This TIA includes the commercial square footage requested in this PUD revision (*please see COA Approved Pioneer Crossing PUD Trip Generation Memo, Dated August 3, 2022 – Exhibit G*).

BASIS OF RECOMMENDATION:

- 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 18th amendment to the Pioneer Crossing PUD will maintain the total count of 2,989 residential units. In this request, the applicant is asking to change the designation from MDR-B to Commercial on parcel RA-12, to add Commercial to the existing MDR-B designation for parcel RA-14 and to add 509,017 sq. ft. of non-residential/commercial uses to this area of the PUD, which will include a hotel and office buildings. The application also includes a request to increase building heights from three to five stories tall (40 to 70 feet) on six parcels. Currently, these undeveloped tracts are limited to 40 feet, or 3 stories, and buffered from lower intensity uses from a 150-acre open space.

As a benefit for the proposed PUD amendment to offset the request additional commercial area and increase in height on six parcels, the applicant is offering a \$1 million contribution to the Affordable Housing Fund and to increase the PUD superiority to the parkland requirements by proposing construction of public park facilities on parcel RA-10 per request of the PARD department.

The staff recommends the proposed 18th amendment to the Pioneer Crossing PUD because the request meets the intent of the PUD district. The Pioneer Crossing PUD will allow for multi-use projects within its boundaries and provide greater flexibility for development. The addition of commercial square footage to this portion of the PUD will provide more services to this area of the city near developing residential areas, across from the Samsung Austin Semiconductor Complex, within close proximity to major employers such as Dell, National Instruments, General Motors, The Home Depot Technology Center and Amazon. The site under consideration is located along an activity corridor (East Parmer Lane Activity Corridor) as designated by the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD	Undeveloped
<i>North</i>	County, I-SF-4A	Undeveloped, Single-Family Residences, Single Family Residential Subdivision (Cantarra Meadow)
<i>South</i>	LI-PDA, PUD (Pioneer Crossing PUD)	Samsung Austin Semiconductor Plant, Undeveloped Tracts
<i>East</i>	PUD (Pioneer Crossing PUD), County, W/LO	Undeveloped (Farmland), Manufactured Housing Subdivision (River Ranch), Single Family Residences, Stables (Rocking B Stables)
<i>West</i>	County	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

TIA: TIA Update Required (*please see Pioneer Crossing PUD Trip Generation Memo – Exhibit G*).

WATERSHED: Harris Branch

SCHOOLS: Manor I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Friends of Austin Neighborhoods
- Harris Branch Residential Property Owners Association
- Homeless Neighborhood Association
- Neighborhood Empowerment Foundation
- North Gate Neighborhood Association
- North Growth Corridor Alliance
- Pflugerville Independent School District
- SELTEXAS
- Sierra Club, Austin Regional Group
- Techridge Neighbors

AREA CASE HISTORIES:

<p>C814-96-0003.17 (Pioneer Crossing PUD Amendment #17: 3124 East Parmer Lane)</p>	<p>PUD to PUD: The applicant is asking for the reallocation of dwelling units and impervious cover between RA parcels, to revise the boundary line between parcels RA-12 and RA-14, for the realignment of the proposed future right-of-way for Innovar Circle to the east and to correctly note the allocation of the allowed dwelling units and impervious cover to the 3.553 acre outparcel (now known as parcel RA-15A) at</p>	<p>1/15/21: Approved Administratively by the Staff -The purpose of this change to the land use plan is to correct a deficiency in the dwelling unit and impervious cover allocation on the parcels within this area of the Pioneer Crossing PUD. The revision will not change the area allocations between the various allowed land uses. The proposed development in this area of the PUD is primarily single family and multifamily dwellings with commercial/retail space along East Parmer Lane.</p>	<p>N/A</p>
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	the northwest corner of this portion of the PUD.	As the site is subject to the approved TIA with zoning case C814-96-0003 (Pioneer Crossing PUD), the Austin Transportation Department required the applicant to provide a TIA waiver letter from a Certified Traffic Engineer indicating the approved trips and land uses, how many trips have been used, how many trips are left, etc. Therefore, a memorandum was drafted and approved to provide an update to the approved peak hour trips from the Pioneer Crossing PUD Traffic Phasing Agreement (June 2007), based on previously constructed and proposed developments located in the Pioneer Crossing PUD.	
C814-96-0003.16 (Pioneer Crossing PUD Amendment #16: 3124 East Parmer Lane)	PUD to PUD: City initiated case (by ZAP Commission) to rezone the property to reinsert the following language that was inadvertently omitted in in Part 7(C)(6) of the original PUD ordinance for PUD Amendment #14: [or those improvements that may be otherwise required by the City of Austin or specifically authorized under this ordinance.].	5/05/20: Approved the staff's recommendation for PUD zoning by consent (8-0, N. Barrera-Ramirez and J. Kiolbassa-absent); B. Evans-1st, H. Smith-2nd.	6/04/20: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20200604-033 for PUD district zoning, to change a condition of zoning was approved on Council Member Flannigan's motion, Council Member Ellis' second on a 10-0 vote. Council Member Harper-Madison was off the dais.
C814-96-0003.15 (Pioneer Crossing PUD Amendment #15: 10930 Defender Trail, Sprinkle Cut Off Road and Samsung Boulevard, Samsung Boulevard and East Braker Lane)	PUD to PUD: 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	10/03/19: Approved the staff's rec. for PUD zoning to modify the language for Part 13 of the original PUD Ordinance No. 970410-I as shown in Exhibit A and to dedicate an eight (8) acre parcel of land along Parcel W23 as	10/31/19: Approved staff's recommendation for PUD zoning on all 3 readings (10-0, A. Alter-off dais); N. Harper-Madison-1st,

	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.”	additional parkland to the city, 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.	
C814-96-0003.14 (Pioneer Crossing PUD Amendment #14: 3124 East Parmer Lane)	PUD to PUD: The applicant is requesting a 14th amendment to the Pioneer Crossing 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: 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-1st, H. Smith-2nd.	10/17/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20191017-064 for PUD district zoning, to change a condition of zoning was approved on Council Member Renteria's motion, Council Member Ellis' second on a 10-0 vote. Council Member Tovo was off the dais.
C814-96-0003.13 (Pioneer Crossing PUD Amendment #13: East Parmer Lane)	PUD to PUD: The applicant is requesting changes to the land use plan to relocate the community recreation areas to the central portion of the site near Harris Branch Creek	1/19/18: Approved Administratively by the Staff - The purpose of this change is to decrease the amount of potential development along the riparian corridors while maintaining the development entitlements already	N/A

	with another community recreation area following Tributary 6 to Harris Branch in the southern portion of the tract.	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.	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. 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.	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	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

	(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.		
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 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	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)

	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.		
C814-96-0003.08 (Pioneer Crossing PUD Amendment #8: Samsung Boulevard)	PUD to PUD: To amend the PUD to relocate a 50-foot buffer/setback between Tracts E-8 and E-9 on the land use plan. Currently, the 50-foot buffer is shown entirely within Tract E-8, which is designated for IP (Industrial Park) development. The applicant would like to move the buffer to allow for 25-feet of the buffer to be located along the western boundary of Tract E-8 and 25-feet of the buffer to be located along the eastern boundary of Tract E-9.	9/02/08: Administratively approved by staff - The staff supports the proposed administrative change the land use plan because Tracts E-8 and E-9 are both owned by the applicant who is making this request. In addition, the proposed relocation of the 50-foot buffer will maintain a separation between the IP uses designated for Tract E-8 and the MF-2 uses which are designated for Tract E-9 within the Pioneer Crossing development. The requested land use relocations will promote consistency and orderly planning because these changes will allow the 50-foot buffer to be centered on the common line that separates Tracts E-8 and E-9. At this time, both of these tracts are undeveloped.	N/A
C814-96-0003.07 (Pioneer Crossing PUD Amendment #7: E. Parmer Lane)	PUD to PUD	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	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-1 st , Council Member Morrison-2 nd . The condition was to

		<p>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 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.</p> <p>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>	<p>require detached single family homes.</p>
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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: Samsung Boulevard at Sprinkle Cutoff Road)	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 (T. Bui)	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 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.	4/19/05: Approved staff rec. for PUD amendment by consent (7-0)	5/19/05: Approved PUD amendment (6-0); 1 st reading 7/28/05: Approved PUD 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 - Previous Zoning Case

EXISTING STREET CHARACTERISTICS:

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

OTHER STAFF COMMENTS:

Comprehensive Planning

This portion of the Pioneer Crossing PUD consists of approximately 376.43 acres and is located to the north of East Parmer Lane at Samsung Boulevard (and south of Howard Lane) and was initially approved as a PUD in 1997. The property is located along the **East Parmer Lane Activity Corridor** but is not located within the boundaries of a neighborhood planning area. Surrounding land uses include vacant land and a residential subdivision to the north; to the south is the Samsung factory and vacant land; to the west is vacant land and a residential subdivision; and to the east is a commercial greenhouse, vacant land, vehicle storage, convenience storage, residential uses and a worship center. This property is part of the **Pioneer Crossing PUD**, a residential and business community. The majority of the tract is still proposed to be residential with single and multifamily units with commercial/retail space to be located along Parmer Lane. The last amendment to this PUD was in September 2020.

The proposed changes in Amendment Number 18 are as follows:

- Reallocate residential unit counts across different tract (while maintaining the same overall unit count), changing the uses on two tracts from residential to commercial, and increasing the allowable height on certain tracts, on 376.43 acres.
- The residential units would maintain the same overall count of 2,989 units.
- The increase in commercial square footage would increase the number of trips per day. New commercial uses would include a hotel and office buildings. The commercial square footage would increase by 487,000 square feet to approximately 1,027,000 square feet. The application also includes a request to increase building heights from three to five stories tall (40 to 70 feet). Currently seven undeveloped tracts are limited to 40 feet, or 3 stories, and buffered from lower intensity uses from a 150-acre open space.

EXISTING				
TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE
RA-1	150.56		PUD	Community Recreation
RA-2, 3, & 7	18.14	593 ksf	PUD	Commercial/Shopping Center
RA-4, 6, 8, 9, 12, 16	188.59	2989	PUD	MOR
RA-10, 11	7.09		PUD	Public Park
PROPOSED				
TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE
RA-1	150.56		PUD	Community Recreation
RA-2, 3, 7, 12, 14	41.34	1,027 ksf	PUD	Commercial/Shopping Center
RA-4, 6, 8, 9, 13, 15, 16	174.39	2989	PUD	MOR
RA-10, 11	7.09		PUD	Public Park

Connectivity

There are no CapMetro transit stops located within walking distance of this property along E. Parmer Lane. There is a public sidewalk located on one side of E. Parmer Lane in front of the Samsung factory site but no bike lanes. Approximately a mile away, along Samsung Boulevard, there are bike and public sidewalks when you get to the elementary school

(Pioneer Crossing Elementary School). The mobility and connectivity options in the area are below average.

Imagine Austin

The Imagine Austin Comprehensive Plan identifies this section of E. Parmer Lane as an Activity Corridor. Activity Corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. 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. Along many corridors, there will be both large and small redevelopment sites.

The following Imagine Austin policy is applicable to this case:

- LUT P3 Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- 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.

PUD Amendment #18 still proposes to have a mix of residential and commercial uses on the site, which will enrich the area with additional residential units, employment opportunities and much needed goods and services, which are lacking along this Activity Corridor, and thus this amendment supports the Imagine Austin Comprehensive Plan. It is hoped that the developer includes additional mobility options (shared paths, public sidewalks, trails and request a transit stop) around the perimeter and interior of the project area to improve mobility and connectivity in the area.

Environmental

No comments. The proposed changes do not alter environmental requirements.

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.

Fire

No review required.

Flood Plain

Reviewer notes: Changes in use and building heights in the EastVillage area. Previous site/sub plans for EastVillage have properly sized ponds and floodplain accounts for Atlas 14 events. The IC% table had areas/units updated but not the IC% themselves. Am hopeful that this indicates that the overall IC% is not changing as part of this amendment.

Confirm that the overall IC% for the updated use is not changing. If IC percentages are changing since the last amendment, provide updated percentages so floodplain review can determine if updated floodplain and/or detention modeling is required.

Additional comments may be generated based on response to comment above.

Applicant Response in Update #1: The overall impervious cover will remain the same as previously approved. Internal impervious cover allocations have been revised within the total impervious coverage limit already established.

Wednesday, December 22, 2021 - Update #1 Review: Comments Cleared

Housing Development

This PUD has never had any affordable housing commitment attached to it before. However, it should be possible to enshrine a voluntary donation in the ordinance amendment.

Given that this is entirely voluntary and not based on our current PUD affordability standards, there isn't really anything for us to judge their offer on.

Parks and Recreation

PARD has reviewed the proposed layout and specific amenities of RA-10 from the applicant and we find to be a major community benefit, offsetting the additional commercial square footage/height in the subject amendment.

The proposed amenities to be constructed are attached (*please see Parcel RA 10 Site Plan for East Village – Exhibit F*).

Site Plan

SITE PLAN REVIEW OF ZONING CASES

Site plan comments will be made at the time of site plan submittals.

Transportation

The initial submittal of the rezoning/PUD amendment application was not assigned to the Austin Transportation Department for a Transportation review by the Intake Division. Therefore, the applicant was required to submit an update (Update #1) with information for ATD to evaluate how this increase in entitlements will affect the approved TIA for the PUD.

In Update #1, the applicant stated that the proposed increase in commercial square footage would increase the expected trips to and from the site. A copy of the TIA prepared with Travis County and TxDOT was attached and forwarded to ATD for review and approval. This TIA includes the commercial square footage requested in this PUD revision (*please see COA Approved Pioneer Crossing PUD Trip Generation Memo, Dated August 3, 2022 – Exhibit G*).

Water Quality

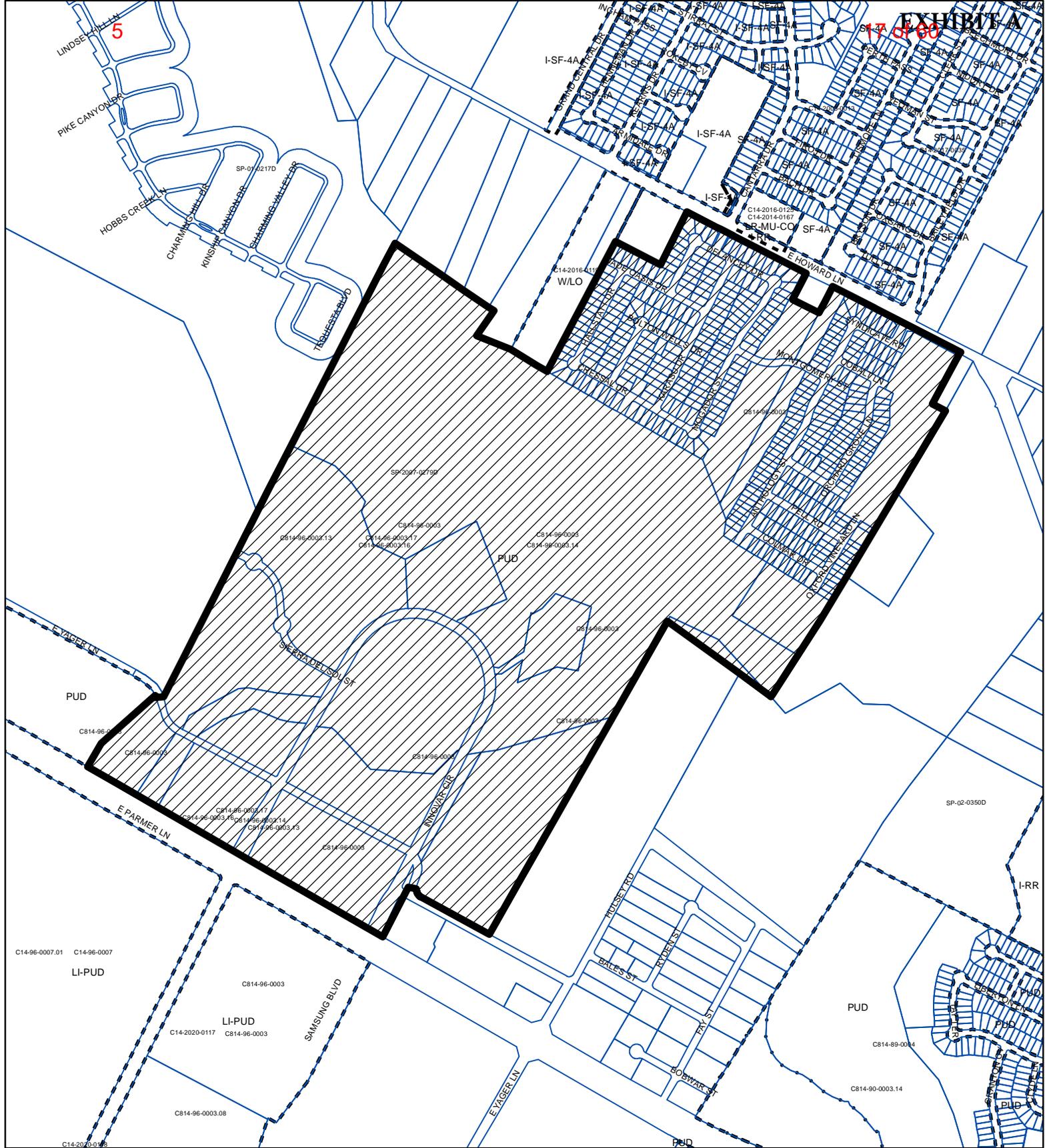
No comments.

Water Utility

No comments on PUD amendment.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter and Amendment Revision Letter
- D. Updated Redlined Land Use Plan
- E. Community Benefits Package Cover Letter and Exhibits
- F. Parcel RA-10 Site Plan for East Village
- G. COA Approved Pioneer Crossing PUD Trip Generation Memo
- H. Comments Received



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT AMENDMENT

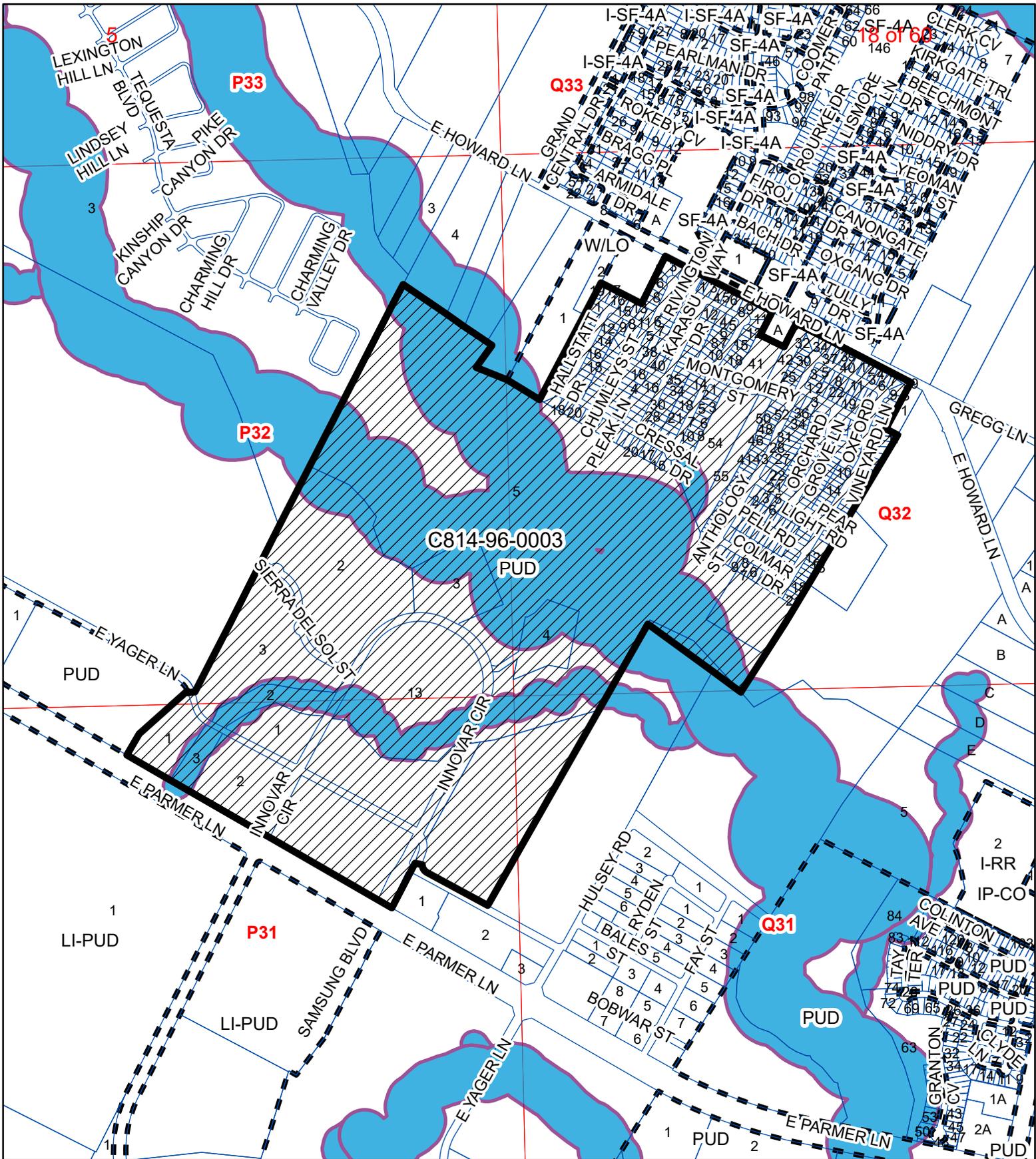
ZONING CASE#: C814-96-0003.18

1" = 900'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or





Pioneer Crossing PUD Amendment #18

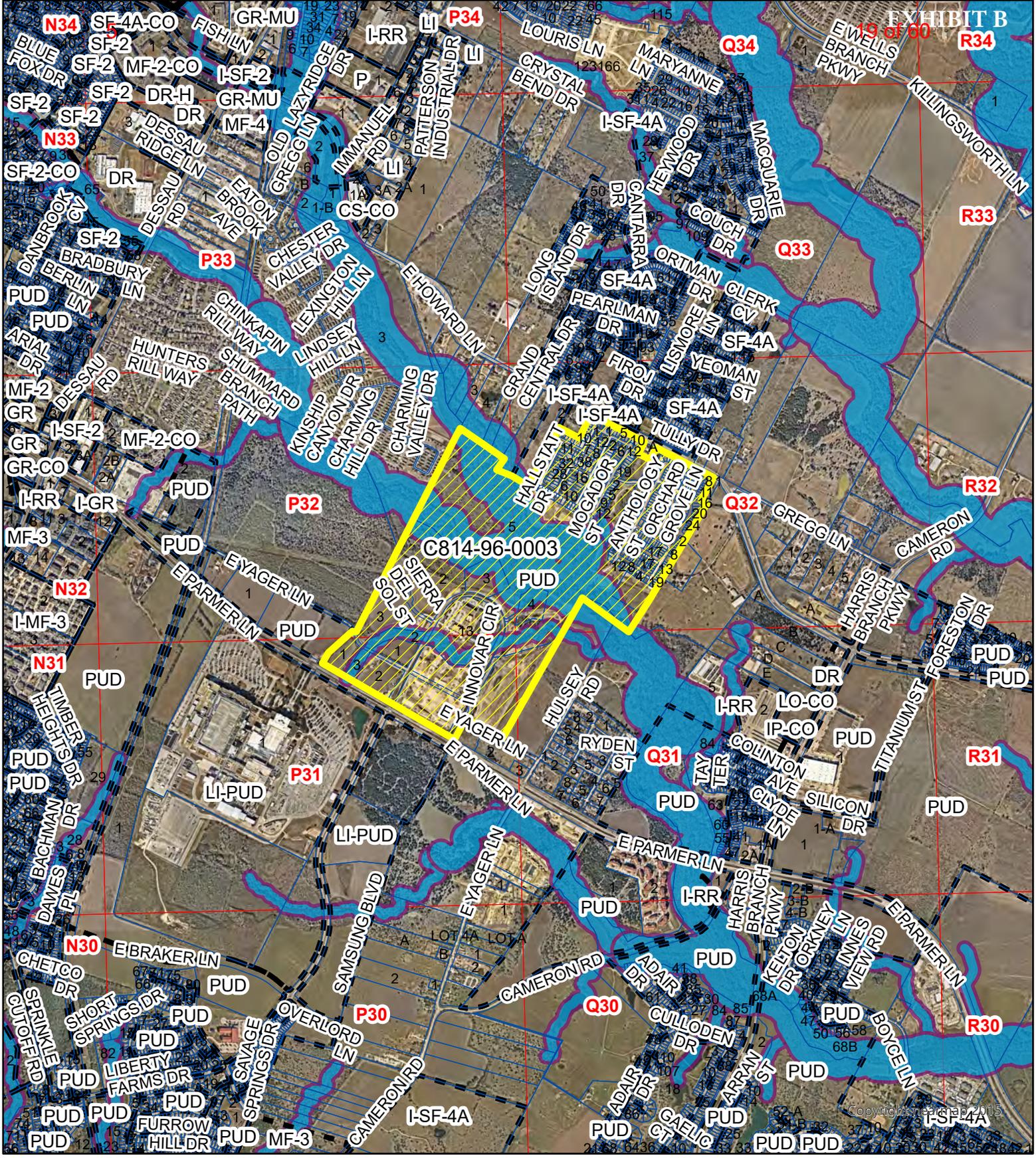
ZONING CASE#: C814-96-0003.18
 LOCATION: 3124 East Parmer Lane
 SUBJECT AREA: 376.43 Acres
 GRID: P21, P22, Q21, & Q22
 MANAGER: SHERRI SIRWAITIS

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



1" = 1,000

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 by the City of Austin regarding specific accuracy or completeness.



Pioneer Crossing PUD Amendment #18

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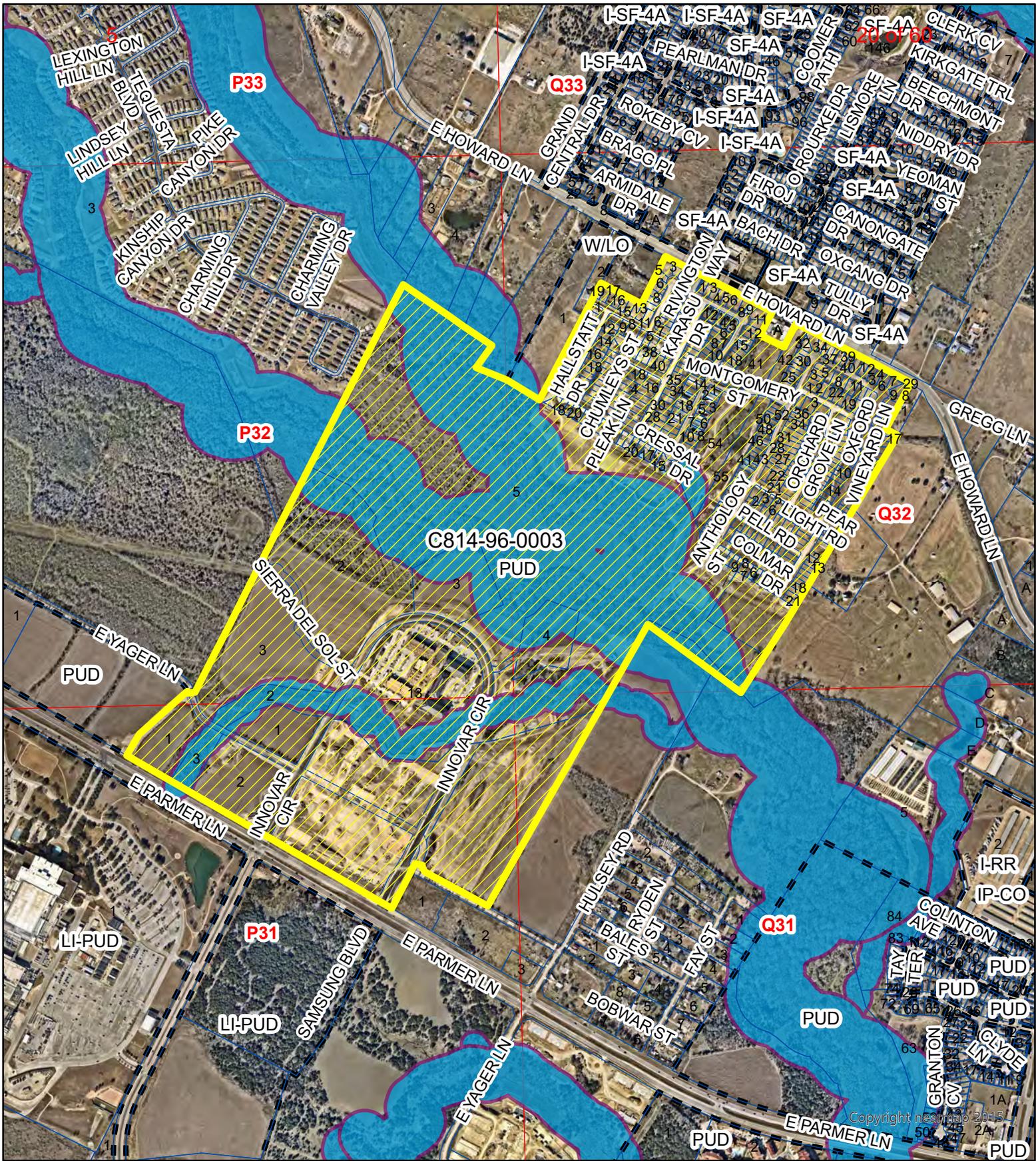


-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

N

 1" = 2,000'

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Pioneer Crossing PUD Amendment #18

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

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1" = 1,000

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ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

May 10, 2021

Jerry Rusthoven, Assistant Director
City of Austin
Housing and Planning Department
1000 E. 11th St.
Austin, Texas 78702

Re: Planned Unit Development Amendment to Case No. C814-96-0003 (“Pioneer Crossing PUD Amendment No. 18”)

Dear Mr. Rusthoven:

I am submitting the attached application to update the Pioneer Crossing PUD to account for the site’s current needs, including reallocating residential unit counts across different tracts (while maintaining the same overall unit count), changing the uses on two tracts from residential to commercial, and increasing the allowable height on certain tracts.

The Pioneer Crossing PUD is located on a large site on East Parmer Lane, east of Dessau Road. Council initially approved the PUD over two decades ago, in 1997, at a time when much of the surrounding area was undeveloped. Since then, applicants have requested (and the City has considered and approved) a number of amendments to the Pioneer Crossing PUD to improve and refine the overall project. Most recently, Council approved an amendment last year that, among other things, increased the height allowed on a Parmer Lane-fronting tract to 75 ft. of height.

Today, the PUD establishes development standards for each of its tract, including for allowable uses, square footage, unit count, and height. However, as the Pioneer Crossing PUD has been built out, the needs for specific tracts have changed and evolved. This PUD Amendment application requests a number of revisions to tract uses and standards to respond to the ways in which the site’s needs have changed:

- **Changing the uses on two tracts from residential to commercial, and provide a corresponding increase in allowable commercial square footage.** Our application requests changing RA-12 and RA-14 from Mixed Development Residential (MDR B) to Commercial in order to provide for development of office uses (RA-12) and hotel uses (RA-14). In order to allow for this change of use, we also request a corresponding increase to the allowable non-residential square footage, to 487,000 sf for RA-12 and 158,344 sf for RA-14 (which increases the total allowable non-residential square footage for all Commercial tracts to 1,027,063 sf).
- **Reallocate existing housing entitlements among residential tracts.** The Pioneer Crossing PUD currently has an entitlement of 2,989 residential units, distributed across numerous tracts. Our application requests reallocating this unit distribution among nine tracts, while maintaining the same overall entitlement for 2,989 units that exists today. (See Attachment A for tract-by-tract changes.)

- **Increase height to five stories on tracts not yet developed or permitted for development .** There are seven undeveloped tracts at this time, limited to 40 ft. or 3 stories in height. We are requesting the ability to build up to 70 ft. or 5 stories for each of these tracts, which we believe is appropriate given their proximity to higher-intensity tracts and their buffering from lower-intensity tracts. The tracts for which we are requesting 70 ft. and 5 stories of height are appropriately located near the more intense Parmer Lane-fronting tracts (including near a tract that Council approved for 75 ft. last year) and are buffered from lower-intensity areas by a large 150-acre open space area.

A list of the requested amendment provisions is provided in Attachment A to this letter; a redline version of the relevant PUD documents is also included in the application package.

I appreciate your consideration and look forward to answering any questions and providing further details.

Respectfully,

A handwritten signature in black ink, appearing to read "Michael J. Whellan", with a long, sweeping horizontal flourish extending to the right.

Michael J. Whellan

Attachment A – Description of Requested Amendments

- **Changing the uses on two tracts from residential to commercial, and provide a corresponding increase in allowable commercial square footage.**
 - Change RA-12 from MDR B to Commercial
 - Change RA-14 from MDR B to Commercial
 - Change Commercial tract entitlements as follows:
 - Change the RA-12 entitlement from 162 units to 487,000 sf
 - Change the RA-14 entitlement from 190 units to 158,344 sf
 - Decrease the RA-2 entitlement from 170,791 sf to 64,160 sf
 - Decrease the RA-3 entitlement from 95,865 sf to 37,160 sf
 - Decrease the RA-7 entitlement from 126,246 sf to 123,299 sf
 - Change the Non-Residential entitlement from 392,902 sf to 869,963 sf
 - Change acreage calculations throughout to ensure consistency

- **Reallocate existing housing entitlements among residential tracts.**
 - Decrease Mixed Development Residential tract entitlements as follows (1,067 units):
 - RA-15 (MDR A) from 224 units to 97 units
 - RA-15 (MDR B) from 343 units to 98 units
 - RA-16 (MDR A) from 246 units to 130 units
 - RA-16 (MDR B) from 358 units to 131 units
 - RA-12 (MDR B) from 162 units to 0 units
 - RA-14 (MDR B) from 190 units to 0 units
 - Increase Mixed Development Residential tract entitlements as follows (1,067 units):
 - RA-4 (MDR B) from 69 units to 279 units
 - RA-5 (MDR B) from 219 units to 491 units
 - RA-6 (MDR B) from 157 units to 458 units
 - RA-13 (MDR B) from 116 units to 283 units
 - RA-17 (MDR B) from 107 units to 224 units
 - Change acreage calculations throughout to ensure consistency
 - *(Note: Mixed Development Residential overall entitlements will remain at 2,989 units.)*

- **Increase the height to five stories on tracts not yet developed or permitted for development.**
 - Increase allowable height on tracts RA-4, RA-5, RA-6, RA-12, RA-13, RA-14, RA-17 from 40 ft. (or 3 stories) to 70 ft. (or 5 stories).

March 15, 2022

Sherri Sirwaitis
City of Austin
Development Services Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

RE: Pioneer Crossing PUD Land Plan Amendment No. 18(Case No. C814-96-0003.18)
Amendment to Rezoning Request
LJA Project #A551-1001

Dear Sherri:

The applicant would like to retract the portion of the above rezoning request to change the height on parcel RA-13.

Per previous discussion with staff a 100-foot building setback along the portion of RA-1 containing Harris Branch and Harris Branch Tributary #4 has been requested by staff to allow an increase height on parcels RA-6 and RA-13. The requested setback will not work well on RA-13 and the applicant would prefer to revert to the already approved building height of 40 feet or 3-stories for that parcel. The setback required for additional height on parcel RA-6 has been delineated for staff review and approval.

Please find attached updated land use plan red and blackline maps showing the building heights now requested in the application and the depiction of the 100-foot setback along Parcel RA-6 for staff's review and concurrence.

Please let us know if you have any questions or require additional information. Thank you.

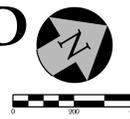
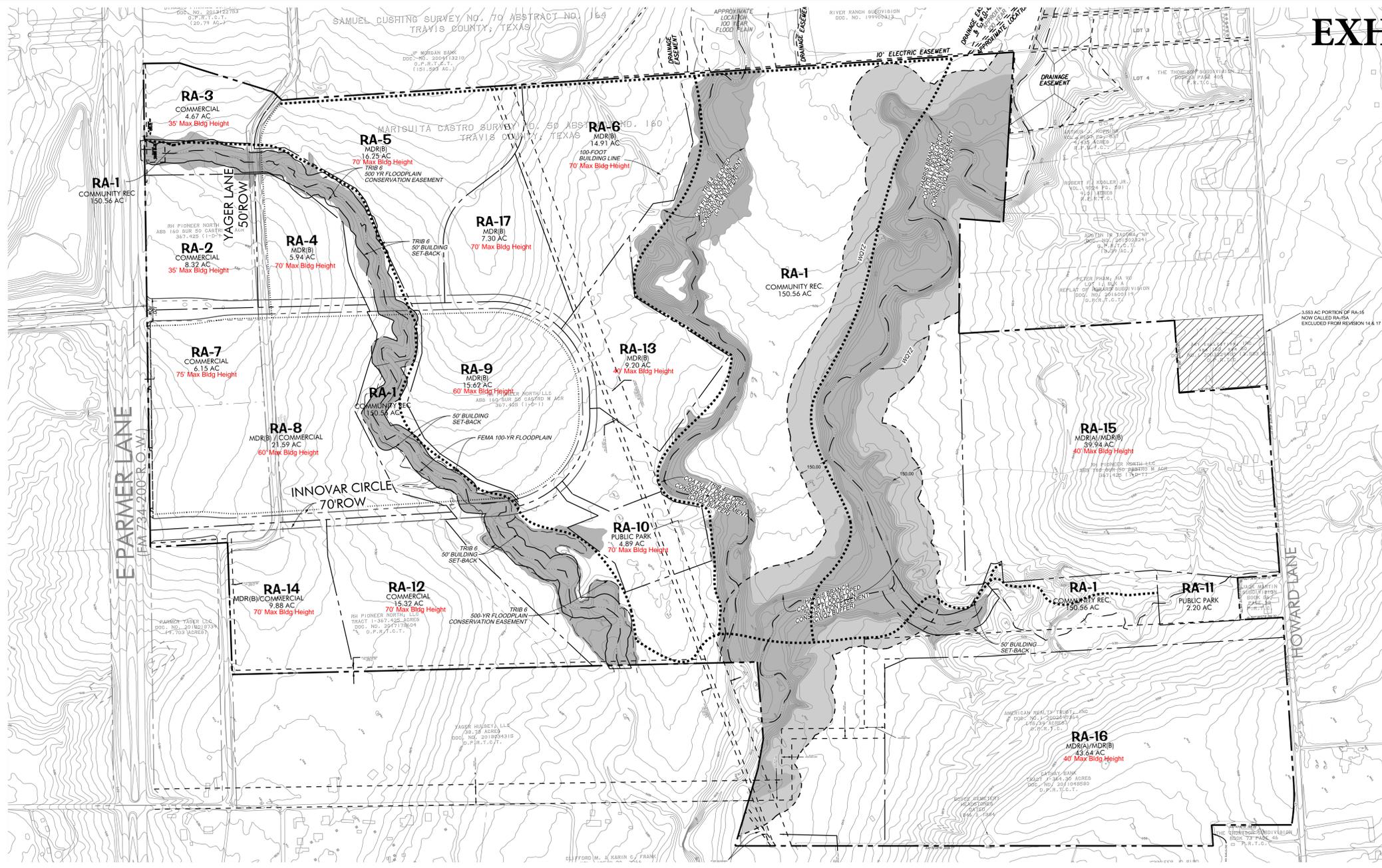
Very Truly Yours,
LJA ENGINEERING, INC.



T. Walter Hoysa, P.E.
Sr. Project Engineer

cc: Gordon Reger, RH Pioneer North, LLC (Applicant)
Michael Whellan, Armbrust & Brown, PLLC

EXHIBIT D

- Notes**
- Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.
 - Mixed Development Residential (MDR) B is defined as a single designation for high density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-3, SF-4A, SF-4B, SF-5, SF-6, MF-1, MF-2, and MF-3 zoning districts. The gross density for each parcel may range from a minimum of 3 units per acre to a maximum of 28 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.
 - Site regulations applicable to Corner Store, Neighborhood Mixed use building, Urban Home, Cottage and Secondary Apartments Special uses in accordance with Exhibit E.
 - See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.
 - Subtotal values reflect currently approved maximum residential allocations to Parmer & Howard Lanes per the TIA revision associated with the approved land use plan. Commercial square footages were not allocated to a particular access roadway.
 - ROW vacation shall be approved prior to, or at the time of, final plat approval.
 - In fulfillment of City parkland dedication requirements, Owner shall dedicate Parcels No. RA-10 and RA-11 to the City at the time of final plat for land contiguous to said parcel, unless the City Parks Department requires earlier dedication.
 - A comprehensive trail system linking Pioneer Crossing internally shall be provided as shown on this plan. Corresponding portions of the Hike and Bike Network shall be constructed by Owner or Developer at the time of site plan (or subdivision, for development that does not require a site plan). Trails shall be built according to the specifications in Exhibit B.
 - The open space along the southern tributary (Harris Branch Tributary #6), shall be maintained in a park like fashion with raised canopies and cleared underbrush.
 - Conservation easements are based on the current effective 500 year floodplain delineated pre-implementation of ATLAS 14 rainfall rates. Implementation of ATLAS 14 will not increase the conservation easements in the Pioneer Crossing PUD.
 - There is no conservation easement along Harris Branch Tributary No. 6 inside the ROW of Innovar Circle (i.e. there is no conservation easement on Tributary No. 6 adjacent to RA-8 & RA-9).

Approved PUD Land Use Per Revision 17				Proposed PUD Land Use Per Revision 18							
Lot	Use	Units/Sq. Ft.	Area(ac)	IC (%)	IC (ac)	Lot	Use	Units/Sq. Ft.	Area(ac)	IC (%)	IC (ac)
RA-4	MDR B	49	5.94	85%	5.05	RA-4	MDR B	279	5.94	85%	5.05
RA-5	MDR B	239	16.21	65%	10.56	RA-5	MDR B	384	16.25	65%	10.56
RA-6	MDR B	157	14.91	65%	9.69	RA-6	MDR B	359	14.91	65%	9.69
RA-8	MDR B/Commercial	422	21.59	86%	18.57	RA-8	MDR B/Commercial	422	21.59	86%	18.57
RA-9	MDR B	312	15.62	65%	9.93	RA-9	MDR B	312	15.62	65%	9.93
RA-12	MDR B	162	15.81	65%	9.93	RA-12	MDR B/Commercial	487,000 SF	15.32	65%	9.93
RA-13	MDR B	116	9.20	65%	5.98	RA-13	MDR B	222	9.20	65%	5.98
RA-14	MDR B	190	9.88	65%	6.52	RA-14	MDR B/Commercial	3144 u./33,200 SF	9.88	65%	6.52
RA-17	MDR B	107	7.30	65%	4.75	RA-17	MDR B	173	7.30	65%	4.75
Subtotal - Residential to Parmer Ln		1,754	116.01		80.46	Subtotal - Residential to Parmer Ln		2,466	100.69		63.97
RA-15	MDR A	224	19.97	57%	11.38	RA-15	MDR A	102	19.97	57%	11.38
RA-16	MDR A	343	19.97	57%	11.38	RA-16	MDR B	102	19.97	57%	11.38
RA-18	MDR A	246	21.82	57%	12.44	RA-18	MDR A	138	21.82	57%	12.44
RA-19	MDR B	358	21.82	57%	12.44	RA-19	MDR B	131	21.82	57%	12.44
"Off-site MDR(A)/MDR(B)		64	3.553	65%	2.31	"Off-site MDR(A)/MDR(B)		54	3.553	65%	2.31
Subtotal - Residential to Howard Ln		1,235	83.58		49.59	Subtotal - Residential to Howard Ln		529	83.58		49.59
Total - Residential		2,989				Total - Residential		3,795			
RA-2	Commercial	170,791	8.32	66%	5.48	RA-2	Commercial	61,763	8.32	66%	5.48
RA-7	Commercial	126,246	6.15	86%	5.29	RA-3	Commercial	35,384	4.67	65%	3.04
RA-3	Commercial	95,865	4.67	65%	3.04	RA-1	Comm Rec	150.56	25%	37.64	
RA-1	Comm Rec	246	23.82	25%	27.64	RA-10	Public Park	2.20	25%	0.55	
RA-10	Public Park	4.89	25%	1.23	RA-11	Public Park	2.20	25%	0.55		
RA-11	Public Park	2.20	25%	0.55	Subtotal - Non-Residential		901,919	192.11			63.20
Subtotal - Non-Residential		392,902	176.79		63.20	TOTAL - Revision area only		376.38			181.33
TOTAL		3,763			181.33	TOTAL - Depleted portion of PUD		376.38			181.33

3.553 ACRE RA-16A INCLUDED FOR ACCOUNTING OF TOTAL ALLOWED DWELLING UNITS, TOTAL AREA, & TOTAL ALLOWED IC ONLY. IT IS NOT INCLUDED IN THE PUD REVISION #18.

Exhibit C-2
Pioneer Crossing PUD
08-15-16 Revised 09-05-19
Additional Site Development Regulations Applicable
To Mixed Development Residential (a) and (b)
For PUD Areas B & C

SF-2 through SF-6 will apply to parcels marked MDR(a) and SF-3 through MF-2 will apply to parcels marked MDR(b)

	Single Family Residential Standard Lot (SF-2)	Family Residential (SF-3)	Small Lot Single Family Residential (SF-4A)	Single Family Residential Condominium (SF-4B)	Urban Family Residential Townhome (SF-5)	Urban Family Residential Condominium (SF-6)	Multi-Family Residential Limited Density (MF-1)	Multi-Family Residential Low Density (MF-2)
Minimum lot Size (square feet)	5750	5750	3600	** (2)	3600	3600	8000	8000
Minimum Corner Lot Area (square feet)	50	50	4500	** (2)	50	50	50	50
Minimum Lot Width	50	50	40	** (2)	50	50	50	50
Minimum Corner Lot Width	50	50	50	** (2)	50	50	50	50
Maximum Dwelling Units Per Lot	1	2	1	** (2)	1	1	***** (6)	**** (4)
Maximum Height ***** (7)	35	35	35	** (2)	35	35	40	40 or 3-stories
Minimum Setbacks								
Front Yard	***** (5) - 25'	***** (5) - 25'	* (1) - 25'	** (2)	10	10	25	25
Street Side Yard	15	15	10	** (2)	10	10	15	15
Interior Side Yard	5	5	* (1)	10	5	5	5	5
Rear Yard	5	5	** (2)	0	0	0	10	10
Maximum Building Coverage	40%	45%	55%	40%	40%	40%	45%	50%
Maximum Impervious Cover	45%	45%	65%	60%	55%	55%	55%	60%

* (1) See Section 25-2-557 (Single-Family Residence Small Lot District Regulations) SF-4A
 ** (2) See Section 25-2-558 (Single-Family Residence Condominium Site Regulations) SF-4B
 See Section 25-2-559 (Urban Family Residence District or Townhome and Condominium Residence District Retirement)
 *** (3) Housing Use
 **** (4) See Section 25-2-561 (Multi-Family Residence Low Density District Regulations)
 ***** (5) See PUD ordinance for exception to 25-foot setback
 ***** (6) See Section 25-2-560 (Multi-Family Residence Limited Density)
 ***** (7) Maximum Height for Commercial or Multi-Family Residential Use on Parcels RA-8 and RA-9 shall be 60 feet (or 4-stories) Maximum Height for Commercial Use on Parcel RA-7 shall be 75 feet (or 6-stories)

Comparison Analysis

Use	Approved		Proposed	
	Area	Max Density (units/Acre or FAR)	Area	Max Density (units/Acre or FAR)
Commercial	19.14	0.47	392,902	34.46
Comm Rec	150.56	N/A	150.56	N/A
Public Park	7.09	N/A	7.09	N/A
MDR A/B	199.59	12-18	2,989	184.27
Total	376.38	Res. Unit	2,989	376.38
		SF Comm	392,902	SF Comm
				901,919

COMPARISON TABLE INCLUDES REVISION 18 AREA ONLY. TOTAL PIONEER CROSSING PUD AREA SHOWN ON THIS SHEET IS 376.38 INCLUDING PARCEL RA-16A.

LAND USE SUMMARY

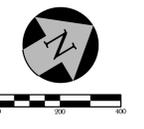
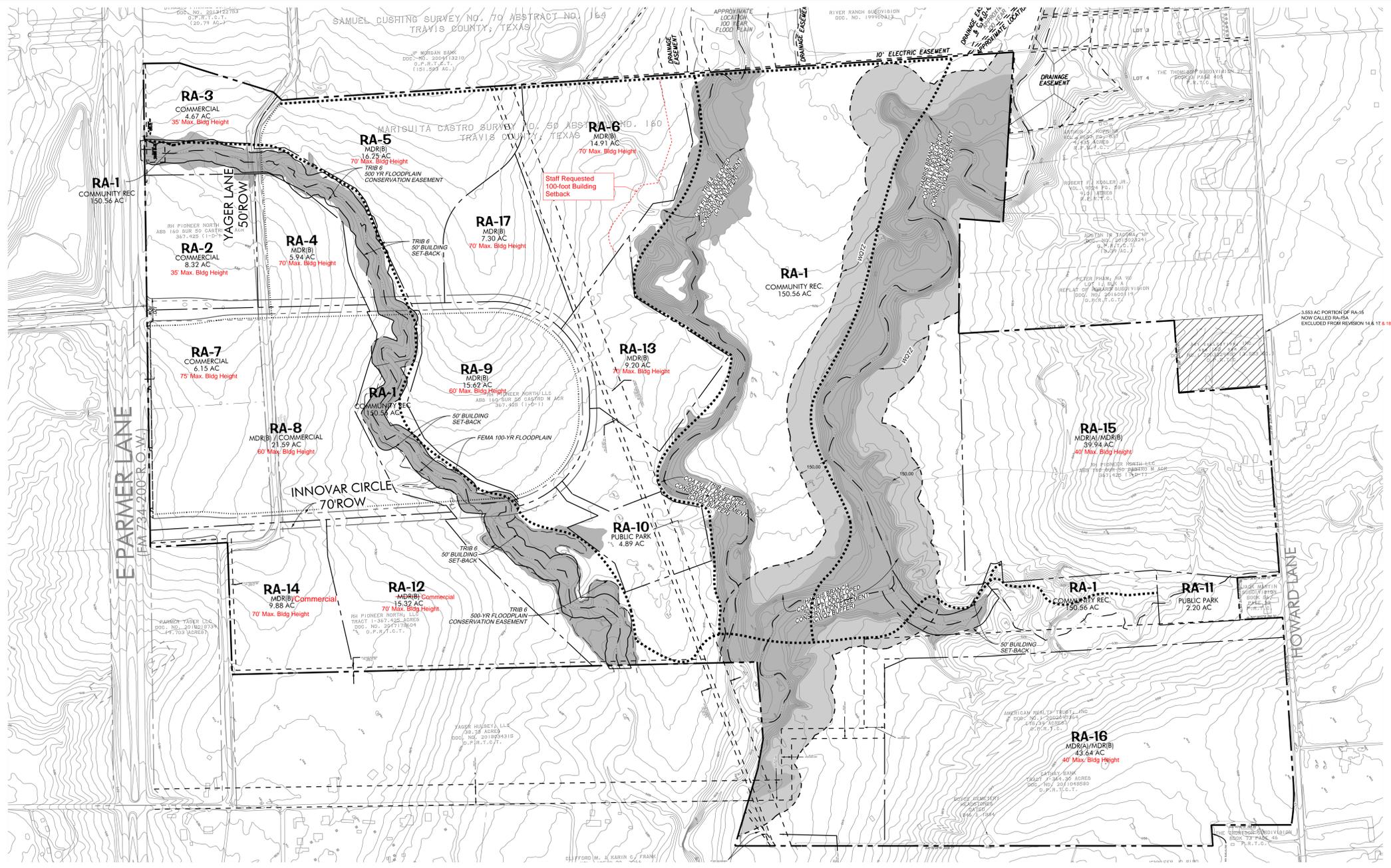
PIONEER CROSSING

COMMERCIAL	34.46 ACRES
COMMUNITY REC.	150.56 ACRES
PUBLIC PARK	7.09 ACRES
MDR (A)	41.79 ACRES
MDR(B)	142.48 ACRES
TOTAL	376.38 ACRES

LJA Engineering, Inc.
 2700 LA FRONTERA BLVD
 Suite 150
 Round Rock, Texas 78681

Phone 512.439.4700
 FRN-F-1386

PIONEER CROSSING
 PUD REVISION #18
 MARCH 2022 EXH B-1



- Notes**
- Mixed Development Residential (MDR) A is defined as a single designation for low to moderate density residential uses. The purpose of the designation is to encourage a variety and distribution of residential types to be specifically determined during the subdivision process. The district allows flexibility in the layout and design of residential units and lots with criteria similar to the City's SF-2, SF-3, SF-4A, SF-4B, and SF-6 zoning districts. The gross density for each parcel may range from a minimum of 1 unit per acre to a maximum of 12 units per acre such that the gross sum of all residential units on all parcels within a single tract shall not exceed the gross sum for residential units established for that tract. Lots designated at the time of subdivision for townhouse or condominium residence shall require site plan approval prior to issuance of a building permit.
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 - See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.
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 - The open space along the southern tributary (Harris Branch Tributary #6), shall be maintained in a park like fashion with raised canopies and cleared underbrush.
 - Conservation easements are based on the current effective 500 year floodplain delineated pre-implementation of ATLAS 14 rainfall rates. Implementation of ATLAS 14 will not increase the conservation easements in the Pioneer Crossing PUD.
 - There is no conservation easement along Harris Branch Tributary No. 6 inside the ROW of Innovar Circle (i.e. there is no conservation easement on Tributary No. 6 adjacent to RA-8 & RA-9).

AREA BY LOT												
Approved PUD Land Use Per Revision 14-16-17						Proposed PUD Land Use Per Revision 17-18						
Lot	Use	Units/Sq. Ft.	Area(ac)	IC (%)	IC (ac)	Lot	Use	Units/Sq. Ft.	Area(ac)	IC (%)	IC (ac)	
RA-4	MDR B	69	5.94	65%	3.86	RA-4	MDR B	279	69	5.94	3.86	
RA-5	MDR B	219	16.25	65%	10.56	RA-5	MDR B	304	14.91	65%	9.69	
RA-6	MDR B	357	14.91	65%	9.69	RA-6	MDR B	359	14.91	65%	9.69	
RA-8	MDR B/Commercial	422	21.59	86%	18.57	RA-8	MDR B/Commercial	422	21.59	86%	18.57	
RA-9	MDR B	312	9.98	60%	5.99	RA-9	MDR B	312	15.62	60%	9.37	
RA-12	MDR B	162	38.15	65%	24.89	RA-12	MDR B Commercial	487,000 sf	4.69	15.32	65%	9.97
RA-13	MDR B	118	9.20	65%	6.08	RA-13	MDR B	222	14.66	65%	9.58	
RA-14	MDR B	390	9.89	62%	6.14	RA-14	MDR B Commercial	3143.16	23.20	9.88	6.52	
RA-17	MDR B	107	7.30	65%	4.75	RA-17	MDR B	177	8.07	7.30	6.95	
Subtotal - Residential to Parmer Ln		1,754	116.01		65.46	Subtotal - Residential to Parmer Ln		2,469	17.75		63.07	
RA-15	MDR A	224	24.00	19.97	6.24	RA-15	MDR A	102	2.04	19.97	5.71	
RA-15	MDR B	343	24.99	19.97	6.24	RA-15	MDR B	103	2.04	19.97	5.71	
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RA-16	MDR B	358	37.94	21.82	6.24	RA-16	MDR B	131	3.58	21.82	5.71	
*Off-site MDR(A)/MDR(B)		64	3.55	65%	2.31	*Off-site MDR(A)/MDR(B)		54	64	3.55	2.31	
Subtotal - Residential to Howard Ln		1,235	83.58		49.95	Subtotal - Residential to Howard Ln		520	1.235		49.95	
RA-2	Commercial	170,793	8.32	66%	5.49	RA-2	Commercial	61,740	8.32	66%	5.49	
RA-7	Commercial	126,246	6.15	86%	5.30	RA-7	Commercial	284,131	12.62	6.15	86%	
RA-3	Commercial	95,865	4.67	65%	3.04	RA-3	Commercial	35,384	95,865	4.67	65%	
RA-1	Comm Rec	150.56	25%	37.64	RA-1	Comm Rec	150.56	25%	37.64			
RA-10	Public Park	4.89	25%	1.22	RA-10	Public Park	4.89	25%	1.22			
RA-11	Public Park	2.20	25%	0.55	RA-11	Public Park	2.20	25%	0.55			
Subtotal - Non-Residential		392,902	176.79		63.23	Subtotal - Non-Residential		901,919	392,902		63.23	
TOTAL		376.38	183.64		128.71	TOTAL - Revision area only		376.38	183.64		128.71	
						TOTAL - Depleted portion of PUD		379.93	183.64		128.71	

* 3.553 acre RA-15A INCLUDED FOR ACCOUNTING OF TOTAL ALLOWED DWELLING UNITS, TOTAL AREA, & TOTAL ALLOWED IC ONLY. IT IS NOT INCLUDED IN THIS PUD REVISION #17-18

Exhibit C-2
Pioneer Crossing PUD
08-15-16 Revised 09-05-19
Additional Site Development Regulations Applicable
To Mixed Development Residential (a) and (b)
For PUD Areas B & C

SF-2 through SF-6 will apply to parcels marked MDR(a) and SF-3 through MF-2 will apply to parcels marked MDR(b)

	Single Family Residential Standard Lot (SF-2)	Family Residence (SF-3)	Small Lot Single Family Residential (SF-4A)	Single Family Residential Condominium (SF-4B)	Urban Family Residential Townhome (SF-5)	Urban Family Residential Condominium (SF-6)	Multi-Family Residential Limited Density (MF-1)	Multi-Family Residential Low Density (MF-2)
Minimum Lot Size (square feet)	5750	5750	3600	** (2)	3600	3600	8000	8000
Minimum Corner Lot Area (square feet)	50	50	4500	** (2)	50	50	50	50
Minimum Corner Lot Width	1	2	50	** (2)	50	50	50	50
Maximum Dwelling Units Per Lot	1	2	1	** (2)	1	1	***** (6)	**** (4)
Maximum Height ***** (7)	35	35	35	** (2)	35	35	40	40 or 3-stories
Minimum Setbacks	Front Yard: **** (5) - 25' ***** (5) - 25' * (1) - 25' ** (2) - 10' Street Side Yard: 15' 15' 10' 10' 10' 10' 10' 15' 15' Interior Side Yard: 5' 5' * (1) 10' 5' 5' 5' 5' Rear Yard: 5' 5' * (1) ** (2) 0' 0' 10' 10'							
Maximum Building Coverage	40%	45%	55%	40%	40%	40%	45%	50%
Maximum Impervious Cover	45%	45%	65%	40%	40%	40%	45%	60%

*(1) See Section 25-2-557 (Single-Family Residence Small Lot District Regulations) SF-4A
 *(2) See Section 25-2-558 (Single-Family Residence Condominium Site Regulations) SF-4B
 See Section 25-2-559 (Urban Family Residence District or Townhome and Condominium Residence District Retirement Housing Use)
 *(3) Housing Use
 *(4) See Section 25-2-561 (Multi-Family Residence Low Density District Regulations)
 *(5) See PUD ordinance for exception to 25-foot setback
 *(6) See Section 25-2-560 (Multi-Family Residence Limited Density)
 *(7) Maximum Height for Commercial or Multi-Family Residential Use on Parcels RA-8 and RA-9 shall be 60 feet (or 4-stories). Maximum Height for Commercial Use on Parcel RA-7 shall be 75 feet (or 6-stories)

Comparison Analysis

Use	Approved			Proposed		
	Area (ac)	Max Density (units/Acre or FAR)	Density (SF or Units)	Area (ac)	Max Density (units/Acre or FAR)	Density (SF or Units)
Commercial	19.14	0.47	392,902	34,489.14	0.60	4,477,392,902
Comm Rec	150.56	N/A	150.56	150.56	N/A	N/A
Public Park	7.09	N/A	7.09	7.09	N/A	N/A
MDR A/B	199.59	12-18	2,989	199.59	12-18	2,989
Total	376.38	Res. Units	2,989	376.38	Res. Units	2,989
		SF Comm	392,902		SF Comm	392,902

COMPARISON TABLE INCLUDES REVISION 17 AREA ONLY. TOTAL PIONEER CROSSING PUD AREA SHOWN ON THIS SHEET IS 379.93 INCLUDING PARCEL RA-15A.

LAND USE SUMMARY

Use	Area (Acres)
PIONEER CROSSING	
COMMERCIAL	34,489.14 ACRES
COMMUNITY REC.	150.56 ACRES
PUBLIC PARK	7.09 ACRES
MDR (A)	41.79 ACRES
MDR (B)	142.48 ACRES
TOTAL	376.38 ACRES

LJA Engineering, Inc.
 921 W NEW HOPE DRIVE
 Suite 604
 Cedar Park, Texas 78613

Phone 512.306.0228
 FRN-F-1386

PIONEER CROSSING
PUD REVISION #1718
OCTOBER 2020 EXH B-1

Community Benefits Package Cover Letter and Exhibits

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

December 1, 2021

Jerry Rusthoven, Assistant Director
City of Austin
Housing and Planning Department
1000 E. 11th St.
Austin, Texas 78702

Re: Planned Unit Development Amendment to Case No. C814-96-0003 (“Pioneer Crossing PUD Amendment No. 18”)

Dear Mr. Rusthoven:

I am submitting the attached update to the Pioneer Crossing PUD Amendment No. 18 application.

As I noted in the cover letter (dated May 10, 2021), Council initially approved the Pioneer Crossing PUD over two decades ago, at a time when much of the area was undeveloped. Since then, Council has approved a number of amendments to improve and refine the project, including a recent amendment to increase the height allowed on a Parmer Lane-fronting tract to 75 ft.

PUD Amendment No. 18 will further refine the project to respond to the ways in which the site’s needs have evolved over time (discussed in more detail in the cover letter):

- Changing the uses on one tract from residential to commercial, and providing a corresponding increase in allowable commercial square footage.
- Reallocating existing housing entitlements among residential tracts.
- Increasing height to five stories on tracts not yet developed or permitted for development.

Approving these changes will bring new commercial amenities to the area, helping serve the needs of both current and future residents. In addition, the applicant is proposing a meaningful community benefits package that addresses two top City priorities, to be accomplished prior to approval of a site plan accessing the increased commercial square footage provided by this amendment:

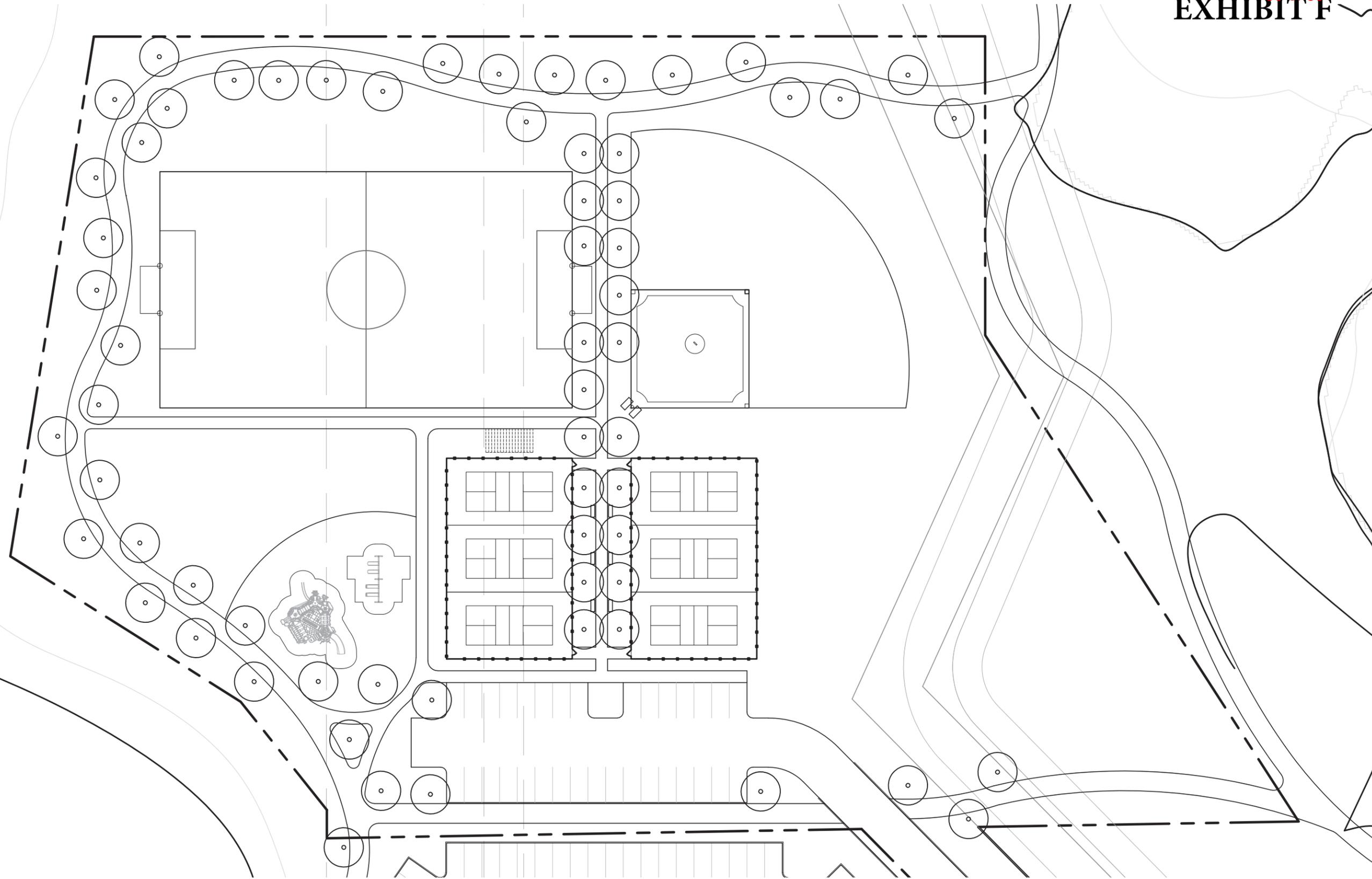
- **Parkland Development: \$2.5 million.** The last PUD Amendment requested by this applicant (and approved by Council) provided meaningful new publicly accessible parkland for Austin residents. This PUD Amendment will build on that package by committing the applicant to investing an estimated \$2.5 million in new, on-site amenities. While the specific amenities will ultimately be approved by the Parks and Recreation Department, they are currently envisioned to include: playground areas, sports courts, bathrooms, lighting, parking, and green water quality infrastructure, among other things.
- **Permanent Supportive Housing Contribution: \$1 million.** Additionally, the applicant recognizes that ending homelessness is a major priority for the City of Austin – and is thus proposing to make a \$1 million contribution to the City to fund permanent supportive housing units for individuals experiencing homelessness.

We believe that this package offers the City the ability to make meaningful progress on both its parks access and its affordable housing goals – and I look forward to answering any questions and providing further details.

Respectfully,

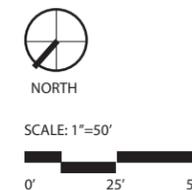
A handwritten signature in black ink, appearing to read "Michael J. Whellan", with a long, sweeping underline.

Michael J. Whellan



RA 10 Site Plan
East Village
 Austin, Texas

ISSUE DATE: October 26, 2021
 All drawings are preliminary and subject to change.
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PREPARED FOR



Schematic Cost Opinion

Date: October 27, 2021

Eastvillage RA-10

Client: Reger Holdings

Description	Qty.	Unit	Unit Cost	Extended Cost	
Paving					
6' Concrete Walks	9,466	SF	\$8	\$75,728	
10' Concrete Walks	13,200	SF	\$8	\$105,600	
Parking lot	6,290	SF	\$8	\$50,320	
Playground	1	ALLOW	\$150,000	\$150,000	
Playground Surface	7,342	SF	\$15	\$110,130	
				Subtotal:	\$491,778
Site Elements					
Shade Structure	1	EA	\$25,000	\$25,000	
Wood Benches	6	EA	\$2,000	\$12,000	
San Volleyball	1	EA	\$35,000	\$35,000	
Pickleball Courts	6	EA	\$50,000	\$300,000	
Drinking Fountail	1	EA	\$6,335	\$6,335	
Restroom Facility	1	ALLOW	\$150,000	\$150,000	
Trash / Recycling	8	EA	\$2,600	\$20,800	
Bike Rack	4	EA	\$323	\$1,292	
BBQ Grills	4	EA	\$350	\$1,400	
Picnic Tables	4	EA	\$1,216	\$4,864	
ID Sign	1	EA	\$2,500	\$2,500	
Mutt Mitt Sign	2	EA	\$250	\$500	
Site Lighting	8	EA	\$4,420	\$35,360	
Parking Lighting	4	EA	\$5,650	\$22,600	
Court Lighting	12	EA	\$5,650	\$67,800	
				Subtotal:	\$685,451
Landscape					
Large Shade Trees	64	EA	\$650	\$41,600	
Solid Sod	108,940	SF	\$0.5	\$54,470	
Soccer Field	24,000	SF	\$5	\$120,000	
Baseball Court	16,877	SF	\$5	\$84,385	
Turf Irrigation	108,940	SF	\$1.50	\$163,410	
Sports Field Lawn	40,877	SF	\$1.50	\$61,316	
				Subtotal:	\$525,181
Site Survey				\$8,000	
Design Fees				\$255,361	
Project Management (PARD/Public Works)				\$510,723	
				Total:	\$2,476,494

LEGEND

- 1. Dumpster
- 2. Playground Equipment
- 3. Bench & Trash Can
- 4. Pickleball Courts
- 5. Restroom
- 6. Picnic Table
- 7. Soccer Field
- 8. Baseball
- 9. Shade Structure
- 10. Bike Rack
- 11. 10 ft Concrete Walks
- 12. 6 ft Concrete Walks



RA 10 Site Plan

East Village

Austin, Texas

ISSUE DATE: November 16, 2021
 All drawings are preliminary and subject to change.
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