	4
	,
	_
	(
	6
	(
1	
1	,
1	,
	4
1	•
1	2
1	
1	(
1	
1	•
2	(
2	

22

23

25

3132333435

36 37 ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 970410-I TO MODIFY THE LAND USE PLAN FOR THE PROJECT KNOWN AS THE PIONEER CROSSING PLANNED UNIT DEVELOPMENT LOCATED AT 3124 EAST PARMER LANE AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) TO CHANGE CONDITIONS OF ZONING.

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

**PART 1**. Pioneer Crossing Planned Unit Development ("Pioneer Crossing PUD") is comprised of approximately 1,548 acres of land located generally in the vicinity of Parmer Lane south of Gregg Lane, east of Dessau Road, west and north of Cameron Road, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 970410-I and Ordinance No. 20050512-058.

**PART 2**. Pioneer Crossing PUD was approved April 10, 1997 under Ordinance No. 970410-I (the "Original Ordinance"), and amended under Ordinance No. 20050512-058, Ordinance No. 20050728-077, Ordinance No. 20080925-103, Ordinance No. 20090115-096, Ordinance No. 20110609-050, Ordinance No. 20110825-105, Ordinance No. 20191017-064, Ordinance No. 20191031-045, and Ordinance No. 20200604-033 (collectively referred to as the "Amending Ordinances"). Six amendments were approved administratively by the Director of the Planning and Zoning Department. This ordinance affects a portion of the property identified in the Pioneer Crossing PUD as described in Part 3 below

**PART 3**. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district on the property generally known as the Pioneer Crossing planned unit development described in Zoning Case No. C814-96-003.17, on file at the Planning and Zoning Department, as follows:

A 373.37 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No. 160 and the S. Cushing Survey No. 70, Abstract No. 164, Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A-1"** incorporated into this ordinance, and

A 3.13 acre tract of land, situated in the M. Castro Survey No. 50, Abstract No. 160 Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit "A-2"** incorporated into this ordinance,

(collectively referred to as the "Property"),

locally known as 3124 East Parmer Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 4**. This ordinance and the attached exhibits amend the Original Ordinance and the Amending Ordinances for the Property. Development of and uses within the Property shall conform to the limitations and conditions set forth in this ordinance and in the amended land use plan attached as **Exhibit "C"** (the "Amended Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls. Except as otherwise provided by this ordinance and the Amended Land Use Plan, all other rules, regulations and ordinances of the City apply to the Property.

**PART 5**. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A-1: Description of Property: Tract One Exhibit A-2: Description of Property: Tract Two

Exhibit B: Zoning Map

Exhibit C: Amended Land Use Plan

Exhibit D: Parcel RA-10 Site Plan for East Village

**PART 6**. The development of and uses for the Property is modified and amended in this Part 6 and as shown in the Amended Land Use Plan as follows.

- A. The use designations for parcels RA-12 and RA-14 are changed as follows:
  - 1. Parcel RA-12 is changed from "MDR(b)" to "commercial".
  - 2. Parcel RA-14 is changed from "MDR(b)" to "MDR(b)/Commercial."
- B. The commercial tract entitlements for parcels RA-2, RA-3, RA-7, RA-12, and RA-14 are amended as follows:

30

- 1. Decrease the maximum building square footage on RA-2 from 170,791 square feet to 61,740 square feet.
- 2. Decrease the maximum building square footage on RA-3 from 95,865 square feet to 35,384 square feet.
- 3. Increase the maximum building square footage on RA-7/8 from 126,246 square feet to 284,131 square feet.
- 4. Change the maximum units allowed for RA-12 from 162 units to a maximum of 487,000 square feet.
- 5. Change the maximum units allowed for RA-14 from 190 units to a maximum of 33,200 square feet.
- C. The non-residential entitlement is changed from 392,902 square feet to 901,919 square feet.
- D. The Mixed Development Residential entitlements for parcels RA-4, RA-5, RA-6, RA-12, RA-13, RA-14, RA-15, RA-16, AND RA-17 are amended as follows.
  - 1. Increase the maximum units on RA-4 from 69 units to 279 units.
  - 2. Increase the maximum units on RA-5 from 219 units to 384 units.
  - 3. Increase the maximum units on RA-6 from 157 units to 359 units.
  - 4. Decrease the maximum units on RA-12 from 162 units to 0 units.
  - 5. Increase the maximum units on RA-13 from 116 units to 222 units.
  - 6. Increase the maximum units on RA-14 from 190 units to 314 units.
  - 7. Decrease the maximum units on RA-15 (MDR(a)) from 224 units to 102 units.
  - 8. Decrease the maximum units on RA-15 (MDR(b)) from 343 units to 103 units.
  - 9. Decrease the maximum units on RA-16 (MDR(a)) from 246 units to 130 units.

- 10. Decrease the maximum units on RA-16 (MDR(b)) from 358 units to 131 units.
- 11. Increase the maximum units on RA-17 from 107 units to 177 units.
- E. The maximum units allowed for Mixed Development Residential development is 2,989 units.
- F. The maximum height of a building or structure for parcels RA-4, RA-5, RA-6, RA-12, RA-14, and RA-17 is 70 feet or 5 stories.
- G. On parcel RA-6, a 100-foot setback shall be required adjacent to the floodplain and community recreation area as shown in the Amended Land Use Plan.

### **PART 7. Community Amenities.**

- A. The owner of the Property, or the owner's successors and assigns (the "Landowner") prior to the issuance of the first certificate of occupancy on parcel RA-13, shall fund and construct the park amenities identified in **Exhibit** "**D**" subject to the approval of the Director of Parks and Recreation Department.
- B. The Landowner prior to the issuance of the first certificate of occupancy on parcel RA-12 shall pay a fee in-lieu to the City's Housing Trust Fund in the amount of \$1,000,000.00.
- **PART 8**. The development of the Property shall be subject to the Pioneer Crossing PUD Trip Generation Memorandum dated August 3, 2022, or as amended, and on file with the Director of Austin Transportation Department.
- **PART 9.** If this ordinance and the Original Ordinance or Amending Ordinances conflict, this ordinance controls.

ART 10. This	ordinance takes effect on _		, 2022.
ASSED AND A	APPROVED		
		<b>§</b> §	
	, 2022	§	
			Steve Adler
			Mayor
		A POPPE CITO	
PPROVED: _	Anne L. Morgan	ATTEST:	Myrna Rios
	City Attorney		City Clerk



# Landesign Services, Inc.

1220 McNeil Road, Suite 200 Round Rock, Texas 78681 TBPLS Firm No. 10001800 512-238-7901 office 512-238-7902 fax

#### METES AND BOUNDS DESCRIPTION

BEING A 373.37 ACRE TRACT OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 367.425 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN A SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK, RECORDED IN DOCUMENT NO. 2011048580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF A CALLED 8.825 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN SAID SUBSTITUTE TRUSTEE'S DEED AND BILL OF SALE TO CATHAY BANK. SAID 373.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

#### **PARCEL 1 - 343.58 ACRES**

BEGINNING at a 1/2-inch rebar found in the West line of said "TRACT I", also being an angle point in the Northerly right-of-way line of Yager Lane (R.O.W. Varies – recording unknown) and the Southeast corner of a called 151.503 acre tract of land described in a Deed to J.P. Morgan Bank, recorded in Document No. 2004113210 of said Official Public Records, from which a 1-inch iron pipe found in said Northerly right-of-way line of Yager Lane and the South line of said 151.503 acre tract, bears North 62°32'04" West a distance of 84.20 feet;

THENCE North 27°09'06" East departing said Northerly right-of-way line of Yager Lane, along said West line of "TRACT I" and the East line of said 151.503 acre tract, a distance of 1409.47 feet to a 1-inch iron pipe found for the Northeast corner of said 151.503 acre tract and the Southeast corner of Lot 3, Block B, RIVER RANCH SUBDIVISION, recorded in Document No. 199900313 of said Official Public Records;

THENCE North 27°02'38" East continuing along said West line of "TRACT I" and along the East line of said Lot 3, Block B, a distance of 2133.75 feet to a 60D Nail found for an exterior corner of said "TRACT I" and the Southwest corner of Lot 4, THE THOMISON SUBDIVISION 2, recorded in Book 3, Page 405 of the Plat Records of Travis County, Texas;

THENCE South 55°32'07" East along a North line of said "TRACT I" and the South line of said Lot 4, a distance of 410.52 feet to a 1/2-inch rebar found for the Southeast corner of said Lot 4 and the Southwest corner of a called 4.435 acre tract of land described in a Deed to Arthur J. Hopkins, recorded in Volume 8657, Page 837 of the Real Property Records of Travis County, Texas;

THENCE South 55°59'01" East continuing along said North line of "TRACT I" and along the South line of said 4.435 acre tract, a distance of 160.96 feet to a 1/2-inch rebar found for the Southeast corner of said 4.435 acre tract and the Southwest corner of a called 9.010 acre tract of land described in a Deed to Robert F. Kosler, Jr. Trust, recorded in Volume 9724, Page 581 of said Official Public Records;

THENCE South 55°36'28" East continuing along said North line of "TRACT I" and along the South line of said 9.010 acre tract, passing the Southeast corner of said 9.010 acre tract and an exterior corner of a called 8.39 acre tract of land described in a Deed to Austin IR Tacoma, LP, recorded in Document No. 2015023241 of said Official Public Records, and continue for a total distance of 271.26 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and an interior corner of said 8.39 acre tract;

THENCE continuing along said North line of "TRACT I" and along the South line of said 8.39 acre tract, the following two (2) courses and distances:

- 1. South 35°18'47" West a distance of 214.41 feet to a 3/4-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said 8.39 acre tract; and
- South 58°36'31" East a distance of 274.36 feet to a 1/2-inch rebar found for the Southeast corner of said 8.39 acre tract and the Southwest corner of Lot 1, Block A, REPLAT OF HOWARD SUBDIVISION, recorded in Document No. 201600119 of said Official Public Records;

THENCE South 58°42'16" East continuing along said North line of "TRACT I" and along the South line of said Lot 1, passing the Southeast corner of said Lot 1 and the Southwest corner of Lot 2, Block A, of said REPLAT OF HOWARD SUBDIVISION, and continue for a total distance of 294.82 feet to a 1-inch iron pipe found for the Southeast corner of said Lot 2, Block A and an interior corner of said "TRACT I";

THENCE North 27°19'55" East along a West line of said "TRACT I" and the East line of said Lot 2, Block A, a distance of 1064.58 feet to a Calculated Point for an exterior corner of said "TRACT I" and the Southwest corner of a called 3.553 acre tract of land described in a Deed to Art Collection, Inc., recorded in Document No. 2003229900 of said Official Public Records, from which a 1/2-inch iron pipe found for the Northwest corner of said 3.553 acre tract and being in the Southerly right-of-way line of Howard Lane (R.O.W. Varies – recording unknown), bears North 27°19'55" East a distance of 435.81 feet;

THENCE along the common line of said "TRACT I" and said 3.553 acre tract, the following two (2) courses and distances:

1. South 62°56'09" East a distance of 359.17 feet to a Calculated Point for an interior corner of said "TRACT I" and the Southeast corner of said 3.553 acre tract; and

2. North 26°28'49" East a distance of 433.70 feet to a Calculated Point for an exterior corner of said "TRACT I" and the Northeast corner of said 3.553 acre tract, also being in said Southerly right-of-way line of Howard Lane, from which a 1/2-inch iron pipe found for said Northwest corner of the 3.553 acre tract and being in said Southerly right-of-way line of Howard Lane, bears North 62°35'25" West a distance of 352.72 feet;

THENCE along the common line of said "TRACT I" and Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

- 1. South 62°35'25" East a distance of 402.36 feet to a 1/2-inch rebar found; and
- 2. South 63°18'21" East a distance of 536.83 feet to a Calculated Point for an exterior corner of said "TRACT I";

THENCE South 27°41'01" West continuing along the North line of said "TRACT I", passing the Northwest corner of JACK MARTIN SUBDIVISION, recorded in Book 56, Page 28 of said Plat Records, and continue for a total distance of 208.70 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said JACK MARTIN SUBDIVISION:

THENCE along the common line of said "TRACT I" and said JACK MARTIN SUBDIVISION, the following two (2) courses and distances:

- South 63°13'14" East a distance of 208.68 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southeast corner of said JACK MARTIN SUBDIVISION; and
- 2. North 27°43'11" East a distance of 209.44 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Northeast corner of said JACK MARTIN SUBDIVISION, also being in said Southerly right-of-way line of Howard Lane;

THENCE continuing along the North line of said "TRACT I" and along said Southerly right-of-way line of Howard Lane, the following two (2) courses and distances:

1. South 62°52'48" East a distance of 822.82 feet to a 1/2-inch rebar with cap stamped "MWM" found for a Point of Curvature and being the Northwest corner of a called 0.037 of one acre tract of land described in a Deed to Travis County, recorded in Document No. 2007034522 of said Official Public Records; and

2. Southeasterly along a curve to the right having a radius of 900.48 feet, an arc length of 206.69 feet, a delta angle of 13°09'05", and a chord which bears South 56°21'29" East a distance of 206.24 feet to a Calculated Point for the Southeast corner of said 0.037 of one acre tract, being in the East line of said "TRACT I" and the West line of THE THOMISON SUBDIVISION, recorded in Book 73, Page 46 of said Plat Records, from which a 1/2-inch rebar with cap stamped "MWM" found in the East line of said THE THOMISON SUBDIVISION and said Southerly right-of-way line of Howard Lane, bears along a curve to the right having a radius of 900.48 feet, an arc length of 107.28 feet, a delta angle of 06°49'33", and a chord which bears South 46°22'10" East a distance of 107.21 feet;

THENCE departing said Southerly right-of-way line of Howard Lane, along the common line of said "TRACT I" and said THE THOMISON SUBDIVISION, the following two (2) courses and distances:

- South 30°43'46" West a distance of 394.54 feet to a 1-inch iron pipe found for an interior corner of said "TRACT I" and the Southwest corner of said THE THOMISON SUBDIVISION; and
- South 63°02'15" East a distance of 103.50 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southeast corner of said THE THOMISON SUBDIVISION, also being in the West line of a called 7.88 acre tract of land described in a Deed to Jennifer Jo Bird, recorded in Document No. 2002068364 of said Official Public Records;

THENCE South 30°50'28" West along the East line of said "TRACT I" and the West line of said 7.88 acre tract, passing the Southwest corner of said 7.88 acre tract and the Northwest corner of a called 41.412 acre tract of land described in a Deed to John and Jennifer Jo Bird, recorded in Volume 9064, Page 270 of said Real Property Records, and continue for a total distance of 2356.33 feet to a 1-inch iron pipe found for an exterior corner of said "TRACT I" and the Southwest corner of said 41.412 acre tract, also being in the North line of a called 47.72 acre tract of land described in a Deed to Clifford M. and Karin C. Frank, recorded in Document No. 2002012241 of said Official Public Records, from which a 1-inch iron pipe found for an angle point in the South line of said 41.412 acre tract and the North line of said 47.72 acre tract, bears South 43°04'43" East a distance of 144.72 feet;

THENCE North 42°42'47" West along a South line of said "TRACT I" and the North line of said 47.72 acre tract, a distance of 233.86 feet to a 1-inch iron pipe found for the Northwest corner of said 47.72 acre tract and the Northeast corner of a called 40.00 acre tract of land described in a Deed to Everett R. and Frieda M. Ryden, recorded in Volume 2270, Page 378 of the Deed Records of Travis County, Texas;

THENCE along the common line of said "TRACT I" and said 40.00 acre tract, the following four (4) courses and distances:

- 1. North 42°46'53" West a distance of 164.60 feet to a Calculated Point;
- 2. North 48°59'53" West a distance of 148.07 feet to a Calculated Point;
- 3. North 63°36'07" West a distance of 384.13 feet to a Calculated Point; and

4. South 29°27'58" West passing a 1/2-inch rebar found at a distance of 26.48 feet, passing a 1-inch iron pipe found at a distance of 202.55 feet, and continue for a total distance of 2589.31 feet to a 1/2-inch rebar found for an exterior corner of said "TRACT I" and the Southwest corner of said 40.00 acre tract, also being in the Northerly right-of-way line of said Yager Lane;

THENCE North 61°10'52" West along the South line of said "TRACT I" and said Northerly right-of-way line of Yager Lane, a distance of 592.46 feet to a Cotton Spindle found, from which a 1-inch iron pipe found for the Northwest corner of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records, also being in the Southerly right-of-way line of said Yager Lane, bears South 77°11'10" West a distance of 79.88 feet;

THENCE over and across said "TRACT I" and along said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. North 18°31'02" West a distance of 25.59 feet to a 60D Nail found;
- 2. North 25°58'07" East a distance of 122.83 feet to a 1/2-inch rebar found;
- 3. North 07°04'21" East a distance of 136.13 feet to a 1-inch iron pipe found;
- 4. North 26°58'11" East a distance of 9.31 feet to a 1-inch iron pipe found;
- 5. North 62°39'57" West a distance of 1953.49 feet to a 1-inch iron pipe found;
- 6. North 56°19'11" West a distance of 53.80 feet to a 1/2-inch rebar found;
- 7. North 44°27'08" West a distance of 33.81 feet to a 1/2-inch rebar found; and
- 8. North 21°19'09" West a distance of 164.52 feet to a 1/2-inch rebar found for an angle point in the West line of said "TRACT I", from which a 1/2-inch rebar found in the Southerly right-of-way line of said Yager Lane and the West line of said "TRACT I", also being the Northeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records, bears South 74°25'09" West a distance of 58.08 feet;

THENCE North 26°16'00" East along the West line of said "TRACT I" and continuing along said Northerly right-of-way line of Yager Lane, a distance of 73.32 feet to the POINT OF BEGINNING and containing 343.58 acres of land more or less.

#### PARCEL 2 – 29.79 ACRES

BEGINNING at a Texas Department of Transportation (TxDOT) Type III Monument found for the Southeast corner of said "TRACT 1", being in the West line of a called 54.80 acre tract of land described in a Deed to Tim J. Brown, Trustee, recorded in Volume 12222, Page 1974 of said Real Property Records and the Northerly right-of-way line of Parmer Lane (200' R.O.W. – recording unknown), from which a TxDOT Type II Concrete Monument found in said Northerly right-of-way line of Parmer Lane, bears South 60°00'04" East a distance of 1197.06 feet;

THENCE North 60°00'04" West along the South line of said "TRACT I" and said Northerly right-of-way line of Parmer Lane, passing a TxDOT Type II Concrete Monument found at a distance of 106.84 feet, passing a TxDOT Type II Concrete Monument found at a distance of 1106.87 feet, passing a 1/2-inch rebar found at a distance of 1243.15 feet, passing a TxDOT Type II Concrete Monument found at a distance of 2106.76 feet, and continue for a total distance of 2395.29 feet to a Calculated Point for the Southwest corner of said "TRACT I" and the Southeast corner of a called 20.79 acre tract of land described in a Deed to Dynamic Finance Corporation, recorded in Document No. 2013122753 of said Official Public Records;

THENCE departing said Northerly right-of-way line of Parmer Lane, along the West line of said "TRACT I" and the East line of said 20.79 acre tract, the following two (2) courses and distances:

- 1. North 29°59'56" East a distance of 178.32 feet to a Calculated Point; and
- 2. North 48°07'28" East a distance of 484.64 feet to a 1/2-inch rebar found for the Northeast corner of said 20.79 acre tract and being in the Southerly right-of-way line of Yager Lane (R.O.W. Varies recording unknown), from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE over and across said "TRACT I" and along said Southerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°34'31" East a distance of 214.20 feet to a 1/2-inch rebar found;
- 2. South 49°50'42" East a distance of 22.42 feet to a 1/2-inch rebar found;
- 3. South 62°57'32" East passing a 1/2-inch rebar found at a distance of 837.75 feet, passing another 1/2-inch rebar found at a distance of 937.73 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 4. South 56°51'35" East a distance of 28.96 feet to a 1/2-inch rebar found;
- 5. South 36°52'08" East a distance of 36.11 feet to a 1/2-inch rebar found;
- 6. South 19°34'44" East a distance of 45.34 feet to a 1/2-inch rebar found;

- 7. South 08°46'02" West a distance of 51.35 feet to a 1/2-inch rebar found; and
- 8. South 27°14'24" West a distance of 180.52 feet to a 1-inch iron pipe found for the Northwest corner of said 54.80 acre tract, also being in the South line of said "TRACT I", from which a Cotton Spindle found in said South line of "TRACT I" and the Northerly right-of-way line of said Yager Lane, bears North 77°11'10" East a distance of 79.88 feet;

THENCE South 27°24'09" West departing said Southerly right-of-way line of Yager Lane, along the East line of said "TRACT I" and the West line of said 54.80 acre tract, a distance of 327.80 feet to the POINT OF BEGINNING and containing 29.79 acres of land more or less.

PARCEL 1 = 343.58 Acres PARCEL 2 = 29.79 Acres Total Acreage = 373.37 Acres

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description is accompanied by a separate plat of even date and was prepared by an on the ground surgey made under my supervision during the month of April, 2017.

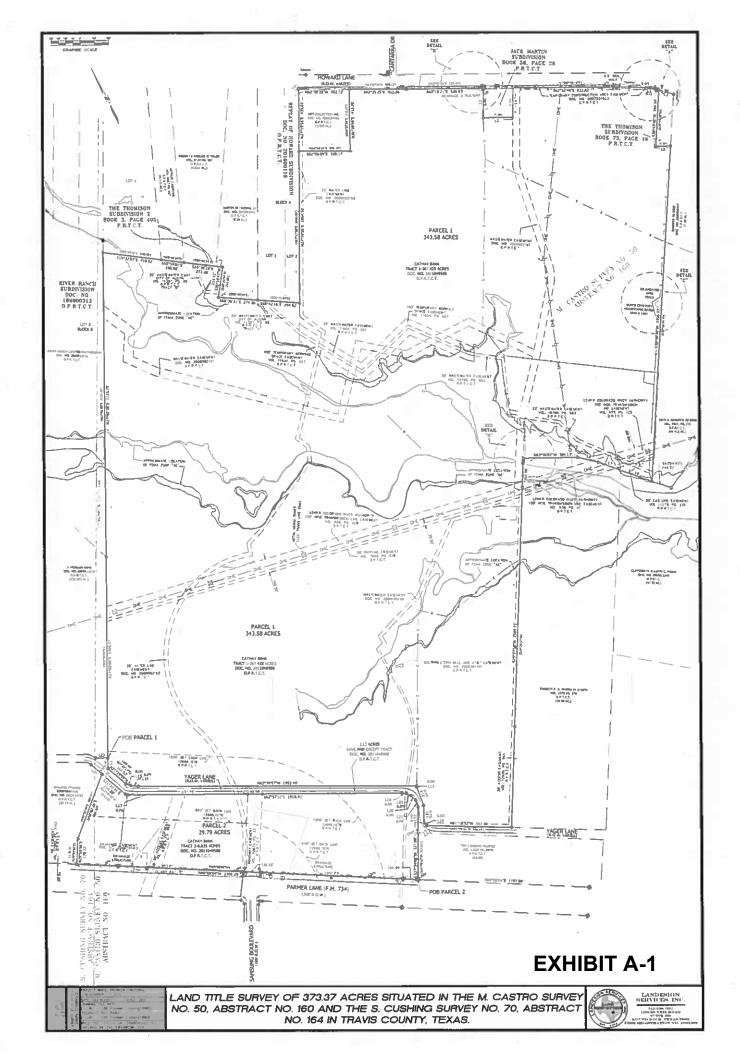
Travis S. Tabor

Registered Professional Land Surveyor

State of Texas No. 6428

Job Number: 17-030 Pioneer Crossing

Attachments: Survey Drawing: LALJA\17-030 Pioneer Crossing\DWGS\17030\_Title Survey.dwg



MENT FOR THE PERMANES PROVIDED BY

CHANGE THE WHICH IS SOLD - CITECTHE GATE FEDERALT IT 2017

DRIT BODG ("This USTS) A SCHOOL S OF BIC ASCHOOL ASTRODUCE COMMITTEE FOR SHIP ASSESSMENT OF THE SHIP ASSESSMENT OF

- [descript] for the purposetal show have and rights palagred thereto, as granted as a descript (BOES NOT ATTEST) Drawled to Easter Operate their numberty Purpose his provided in cold. document Seconding the beavier 023, Page 001, Smit Minores of Paulic County, Sensor

Grating in: Lyser Datesian Hour Authority
Purpose for produce in cod - data-fruit
Reporting the Volume - 626, Page 126, Dand Procedo - of Drain County Secur

Sharted (phi,pour Calebuth Show Authority Perjamen dia produket in soul damperori. Researching the training Mills, Paper 326, Souly Research, or Strong County, Souge

Lesson-Vel to the purposed of many times and rights insteaded theorie, no gray-set in a discussion (APPECT Secretary)

Drawed to Dily of Austra Perpose his province or said described Removing the Leanar 10785. Page 103, David Reserve of Paris Casary, Toront

Comment (AFF) and purposed a purposed for the comment of the comme

Brances to Dig of Austin Popless to growthe to said deportuni Resembling the tituders (1387, Pape II), Dead Featings of Provin County, Toron

Crownel technology Carporation
Purpose his provided to said described.
Recording the Venano 51376, Paye 331, David Province of Prints Country Saison

Community or the purposed from howe and rights expende therein, as provide to a descript OFFET Differ)

Ster out to Dig of Austin
Purbous do provided in out drap, most
from the provided by sout drap, most
from the tempor 14004. Page SM, Dank Sm area of Sunn Euroly. Temps

rate) he the purpose(s) about here and rights bouquide through on gravant in a document(AFTEST Showle) Sirprind to Dity of Austin Payues As provided to note determined Recently the Yearth (1904, Payle (62), Build Reserve of Steam County, Syste

odal in the purpose of them are selected through an experience of a property of the purpose of the company of the purpose of the company of the purpose of the company of the purpose of t

Writing to Type County Pulpatus de product in self deservoir Procestry for Warring 1985, Page 25, Steel Fermin of Prote County, Tours

Speciments) for the purposes of values and rights arrapted travels, so granted in a despress (APECT TRAVEL) Standard by Enseith Corporation Personn he provided in and desertant Shakedha list Malaila 12985, Pape 1195, Speel Revents of Stand County, Sense Asserting the Malaila 12985, Paper 1195, Speel Revents of Stand County, Sense

(Alleger Tights) are made a se bearing as present are more and more formation of according to the (a) for

Brands to Thursh Conjustral Pulpres As present in and assume t Research ten Valence 1950s, Prop Not, Dani Harmer et Steam Granty, James

Commercial for the purposed most below are rights property thereby as provide in a discount (APREST SECTION)

Drawes he Dig of Austin Purpose de provinci in sold depunent Amerikan fan Den He 2000002'01 Stillen Paulit Houries at Home Cours, Tomo

Senement(a) for the purposed of their beautiest system pulsariest features, as general in a deciman (APPECE SECTIO)

Brannel (p. City of Austin Payoto: An provided in said downlost Remoting for Tita Inc. 2006/02/10, Cffire Plate Reservo of Tip or County, Iones

 $for every (a) \ for the proposal above twice and elementarises therefore an approximal proposal (arXXII) polymoly. \\$ Branked for City of Auron Purpose of the State of Trave County, Teste Personal As promped to edit determint.

Remorting this State No. 2007/100/39 Orlhadd Patrick Reserves of Trave County, Teste State Orlhadd Patrick Reserves.

morbal for the amendral from helps and makes broader through an amendra in demand (AFTEET Bellets)

Orwind Mr. Budhourine Std. Stanford (d. gard Alfali Fulleton de Protein III vold Stanford I Anadrillo St. Din St., 300001301 Official Public Reseats of Syste Courts, Syste

nijak tur tire kurpemisk ureur pasan and natio anndertan thereta on graving tr is discussive. (AFTET NOT TAPAN)

Erithali Annos Caser on Againment Devon August 16: 1998 Demokol Er, Anton Japolija Criminia Pyroner and Simpang Daram Sumishidushir Al-Fasambig byta Squil No. 1988 Renochal Marinini (2008, Papir 695). Baja Pinpung Perunta, Ibaka Ilustis, Soka

terries contained in that parties discovered (SIGE) MST AFFECT)

Drittell Totrambry Assess Cymercel Agramon's Debtg September 30, 1960.
Debtg September 30, 1960.
Contactle 29- Geogram-countries Crysteing Partners and Semberg Castern Semisonductor, LSC Horsenberg Debt Sept Se, 1960.
Berlinder Debt Sept Se, 1960.
Sept Se, 1960.
Tell Angel Peter Sept Se, 1960.

Arterios is nardy mass to task construct for his purhases

Eridand, Par-ous Drawing Irading Angalong Agrammant and Books Equilibrial (Springer). (ISS)

Formand by A solid-Amplian Growing Patrions and CDy of Bayers.

According Dates Image. 1, 1967.

Manageding the Service CESES, 2009 1945, filed Property Streetts. Track Case for

Matters distances in true parties desprise (4/7907 \$1000) Institute continues in Yall, comisse dissipation (1975); INCOM)

Photoscol (Genera opposition) for Tempinory Contra within Area Deposit Orlinayery (E. 1985)

Removed on Press (Alexandry 17, 2007)

Removed put for the 2007/10-16-13, Official Passon Removed on Tomics Country, 100000

Removed put for Managery 17, 2007

Selecting it family make to past descript by the perfectors.

Mertine assessed in that our law discovers (ATRET BUT SHOW) Williams Present St. Committee Commi

ne is having which to will disserve the full portuguing

III. Different in and to oil, gas and other informs ane/or interface, bursons, nin-face and all other implies intelligible anexaging as and face in the discount (NOV INDICE OFTED). Recentling Rg. Transier 5.13, Page 195, Sand Bissering ad Strain, Caparla, Torons and offer held by the No. 1999;205.55.
2009;2644-7. path/arcsen, 3041-525-62. path/arcsen, 2007/2615-6. 2007/2615-6. 2007/2615-2. 2008/2705

biterest in and to all, see and other mitimate analise required, between running and all other regists containing the croic so and facts in Venezio 600, page 432, fixed Records of Steam County, Seece. (with Subritz sat 825)

Build returned wherest sort tracest underspired to the place of the photometric bestyre-out,

different in and its oil, you and other defeate and/or rejustion, butcom, rankes and all other replies energing they are out stated in his men 1710, plays \$17, surrecented in Makeus \$160, page 612, Dated Reseate of Branc County, Notice (acts appropriately).

Promotes and to sell, gas and 60-or orders regulars, Semunos, revisos par 60 olimit repris revolting. There are family in telephone PFIS, Page 133, Two-controls on requires 646, Page 432, Dated Research or Trives Leaving, Seens, and Telephone Self-Page 135, Two-controls on requires 156, Page 432, Dated Research Controls, Seens, and Telephone Self-Page 135, Two-controls Promote Security, Seens, and Telephone Self-Page 135, Two-controls Page 135, Two-contro find inter-comment out traced extensions to the data of the above-abod materials

till briannit er and Se oil, pas and other mounts) in-E/se regarding, parsions, revision and as other in-prior passing that also as feeting the country from the second of the country from the c

ng Drivered 21 and So ril, you and other manacis peoples paperon, burning review and all other rights raising blancks as not never to statute \$20%, Prope oil, Sweet Peoples of States Coping, Sweet, (Scite Spiring) or \$7,000.

If any parties of the proposed loss and/or the Bone is The Paley sporting amount training hands for investigating contemplated proposession. The Interior emergines oil appear to Tenahac B at any palley bound on Indiana.

Lam Posticipal Data Posticing dissipations of the 3-fit processor of the 1-fit processor of 1-fit processor of the 1-fit processor of 1-fit proceso

NOT PROJECT IS STETEMENTS FOR HIS BEAUTH AND OTEMBRAIN BASES TO THE PLANE STATES FLANE COMMUNICATED STATES, ACRES AND ASSESSMENT STATES AND ASSESSMENT STATES AND ASSESSMENT ASS PRIVACES SOUND RESERVANCE NAMED VALUES REPORTINGS IN U.S. BANGY FIRST SAIDS ON A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAIDS OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE COMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE COMMISSIONAL REAL PARTY FIRST SAID OF A SIND NO-BANGE C

ELEVANDES SECUR HEREON AND BANCO ON THE HORPS ANDREAM HEREOM, CATALL OF THE OPTION THE FLOOD WARN NOTE, PORTROYS OF BUT MACE NOTION WERFOON LE NAME PORT "AL" AS SQUITTED BY BUT TREETAS, DISTRIBUTED AND ASSESSMENT AND ASSESSMENT AS

HAS FLOLD PLAN HOR, BOLD HOT HAT DAY IN A PRINTERY AND AN EMILORARY MERCHANIC MERCHANICAL FOR PART PROPRIES THAT AND A PART OF THE PROPRIES THAT THE PROPRIES OF THE PART OF THE THROUGH THAT AND A PART OF THE THROUGH THAT AND A PART OF THE THROUGH THE PART OF THE THROUGH THE THROUGH THE THROUGH THE THROUGH THE THROUGH THE THROUGH THR

	LEGEND
## **D4#################################	The last "Once is inclinearated relations assessed in the last and the last assessed in the l
But	machine agent from tion
0-	BUDGE HERBOT
40-	riginate rigig
44	delt Antholis
	Smartit perma
	50F FB.(
	PREPARA UPATES
4.00	(a) many
22	PRESENTE MARKET POST
t)	Figs Hermann
@	modes samegog
- A	months properly
- b	places record many
0	Section removed?
20	TREPHONE MONTH NO.
2	6CL 46B
131240	BINGAL PARK ROTHER DE TRANS CRAINS, TAKE
0 41 61.	THE AND DESCRIPTION OF
	des and describitional analy

	Une Salna			L	Regard Liber Name		l .				
ï	Designa	Length	1	Uho p	Provide	Large					
	470° 46° 00°E	13.32	}	(1.23)	EAN 30" JUT	A1 03	j .			Į.	grva Te
	907 N 90'R	20m 707	}	8.241	100 M 1072	32.63		Curve d	Reduc	Lange	Dep
Ī	862' 12' 14'E	209.66	ŀ	0.20)	100 to 370	25.87		E9	000 AF	235 M	1.5500
	現金元 女子 料場	200 04	1	D 1003	m00" 33" 80"#	85.87		E2	995 48"	107.36	819973
	167 05 157	103.00	1	8.377	HISP OF RIV	36.00*					
Ī	947 47 47 W	233 MF	1	6.201	BHE SE 35 W	45.53				- Court	ne Cur
•	842 NE SEE	104 007	1	0.89	NOT BY SY'S	99 JT		Corve d	-	Simpli	l Bu
	met 01 17m	140.27		EL100	Ham or Jafe	500,90		101	800 46°	300 000	4,5700
	27° IC 10°9	79 BT	ì	D.313	\$27' 91' 92' 9	79.88"				-	
	4.8.11, 65,4	36.94	}	0.301	NY OF HIL	25.74					
	MES NE 47°E	172 G.T		(LA3)	829" 57 91"0	123.73					
	407 HT 2/3	19612	}	(1,34)	307 97 1214	136.137				9	
	H20" 50" H1"E	626	1	St. 161	\$30" 27" 46"0	120					
	1699° 19° 19° 10	87.00,		LP)	100° 17' 30°E	154 BF					
	MALE ST. SELA.	33.86*	î .	0.777	H27 3F 17'E	20% FG					
	876, 38, 88,E	10.00		11.310	MAT OF SET	998 77					
	MP OF STE	32.18	1	0.39)	ter at tel a	250 10"					

Euryn Tople									
Curve d	Podlet	Lange	Delta	Cred (terry	Derd				
E9	600 4E	2.8 10	13'99'gm'	8941 21 24 E	300 J 1				
Ež	900.481	107.36	8WF3F	140 22 107	107.21				

State Carry Mary								
				Chard Brame				
101	U00 46"	300 00	15'00 42"	Sec. 52, 172	106 AC			



1.25 PREP 37 04"FF 04 3FF







I marti à tages, midified ren giunne, lann fancriet sintre (frier hat het pany hangtarhal) margir un les glouis unter la frei not une commental discher discher la metrication en a carptar la metrica a discre la frei not une commental a sont chi.



**EXHIBIT A-1** 

LAND TITLE SURVEY OF 373.37 ACRES SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 AND THE S. CUSHING SURVEY NO. 70, ABSTRACT NO. 164 IN TRAVIS COUNTY, TEXAS.





# LANDESIGN

SERVICES, INC.

1220 McNeil Road, Suite 200 Round Rock, Texas 78681 TBPLS Firm No. 10001800 512-238-7901 office

EXHIBIT "

#### METES AND BOUNDS DESCRIPTION

BEING 3.13 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE M. CASTRO SURVEY NO. 50, ABSTRACT NO. 160 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF A CALLED 3.12 ACRE TRACT OF LAND DESCRIBED AS A SAVE AND EXCEPT TRACT IN DOCUMENT NO. 2017178604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING A PORTION OF YAGER LANE (R.O.W. VARIES) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Cotton Spindle found in the Northerly right-of-way line of said Yager Lane and the South line of a called 367.425 acre tract of land described in said Document No. 2017178604, from which a 1/2-inch rebar found for the Southwest corner of a called 38.73 acre tract of land described in Document No. 2018034315 of the O.P.R.T.C.T. and a Southeast corner of said 367.425 acre tract, also being in said Northerly right-of-way line of Yager Lane, bears South 61°10'52" East a distance of 592.46 feet;

THENCE South 77°04'44" West along the Southeast line of said 3.12 acre tract, over and across said Yager Lane, a distance of 79.70 feet to a 1-inch iron pipe found in the Southerly right-of-way line of said Yager Lane;

THENCE along the South line of said 3.12 acre tract and the Southerly right-of-way line of said Yager Lane, the following eight (8) courses and distances:

- 1. North 27°14'25" East a distance of 180.54 feet to a 1/2-inch rebar found;
- 2. North 08°46'02" East a distance of 51.35 feet to a 1/2-inch rebar found;
- 3. North 19°34'44" West a distance of 45.34 feet to a 1/2-inch rebar found;
- 4. North 36°52'08" West a distance of 36.11 feet to a 1/2-inch rebar found;
- 5. North 56°51'35" West a distance of 28.96 feet to a 1/2-inch rebar found;

- 6. North 62°57'32" West passing a 1/2-inch rebar found at a distance of 980.80 feet, passing another 1/2-inch rebar found at a distance of 1081.11 feet, and continue for a total distance of 1918.43 feet to a 1/2-inch rebar found;
- 7. North 49°50'42" West a distance of 22.42 feet to a 1/2-inch rebar found; and
- 8. North 21°34'31" West a distance of 214.20 feet to a 1/2-inch rebar found for the Southwest corner of said 3.12 acre tract and the Northeast corner of a called 20.79 acre tract described in Document No. 2013122753 of the O.P.R.T.C.T., from which a 1/2-inch rebar found in the North line of said 20.79 acre tract and said Southerly right-of-way line of Yager Lane, bears North 21°50'01" West a distance of 101.00 feet;

THENCE North 74°25'09" East along the West line of said 3.12 acre tract, over and across said Yager Lane, a distance of 58.08 feet to a 1/2-inch rebar found for the Northwest corner of said 3.12 acre tract and being in the Northerly right-of-way line of said Yager Lane, from which a 1/2-inch rebar found in the West line of said 367.425 acre tract and said Northerly right-of-way of Yager Lane, also being the Southeast corner of a called 151.503 acre tract of land described in Document No. 2017203040 of the O.P.R.T.C.T., bears North 26°16'00" East a distance of 73.32 feet;

THENCE along the Northerly line of said 3.12 acre tract and said Northerly right-of-way line of Yager Lane, the following eight (8) courses and distances:

- 1. South 21°19'09" East a distance of 164.52 feet to a 1/2-inch rebar found;
- 2. South 44°27'08" East a distance of 33.81 feet to a 1/2-inch rebar found;
- South 56°19'11" East a distance of 53.80 feet to a 1/2-inch rebar found;
- 4. South 62°39'57" East a distance of 1953.49 feet to a 1-inch iron pipe found;
- 5. South 26°58'11" West a distance of 9.31 feet to a 1-inch iron pipe found;
- 6. South 07°04'21" West a distance of 136.13 feet to 1/2-inch rebar found;
- 7. South 25°58'07" West a distance of 122.83 feet to 60D Nail found; and

8. South 18°31'02" East a distance of 25.59 feet to the to the POINT OF BEGINNING and containing 3.13 acres of land more or less.

All bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 - 2011 Adjustment), Central Zone (4203). Distances shown hereon are surface values represented in U.S. Survey Feet, based on a grid-to-surface combined adjustment factor of 1.00008978.

This property description was prepared by an on the ground survey made under my supervision and is accompanied by a separate plat of even date. The field work was completed during the month of April 2017.

08/03/2018

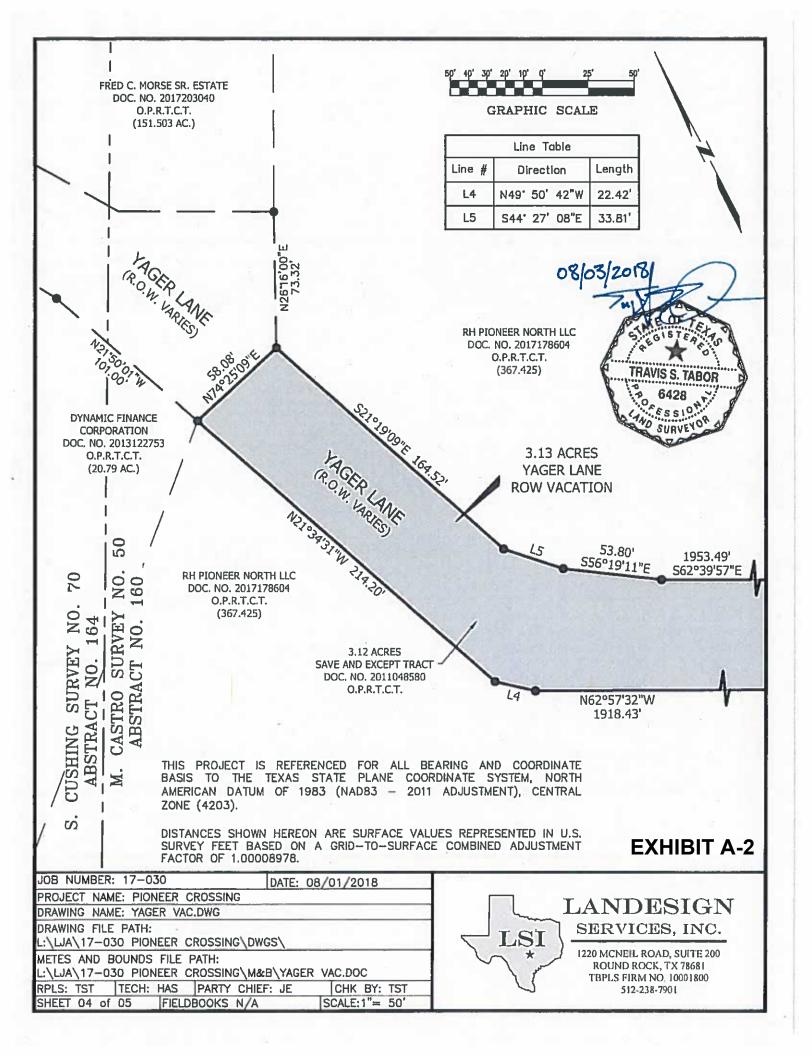
Travis S Tabor

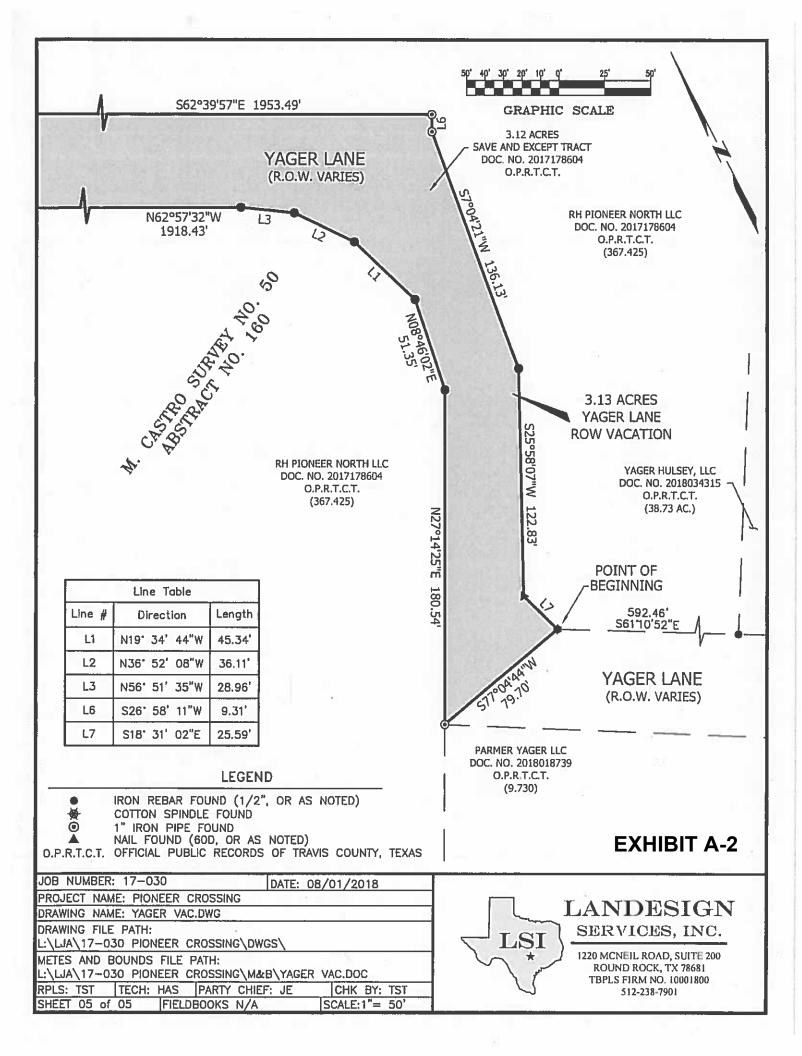
Registered Professional Land Surveyor

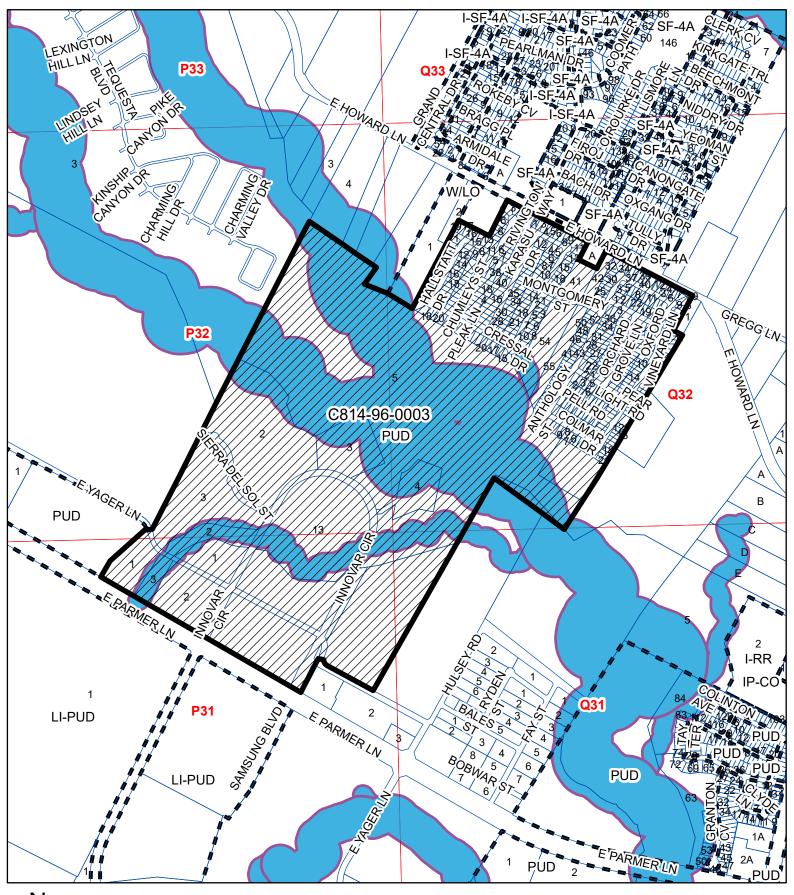
State of Texas No. 6428

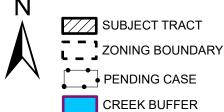
Job Number: 17-030

Attachments: CAD Drawing: : L:\LJA\17-030 Pioneer Crossing\DWGS\Yager Vac.dwg









# **Pioneer Crossing PUD Amendment #18**

ZONING CASE#: C814-96-0003.18

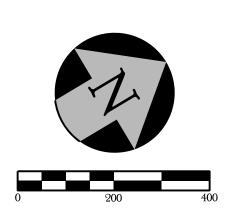
LOCATION: 3124 East Parmer Lane

SUBJECT AREA: 376.43 Acres

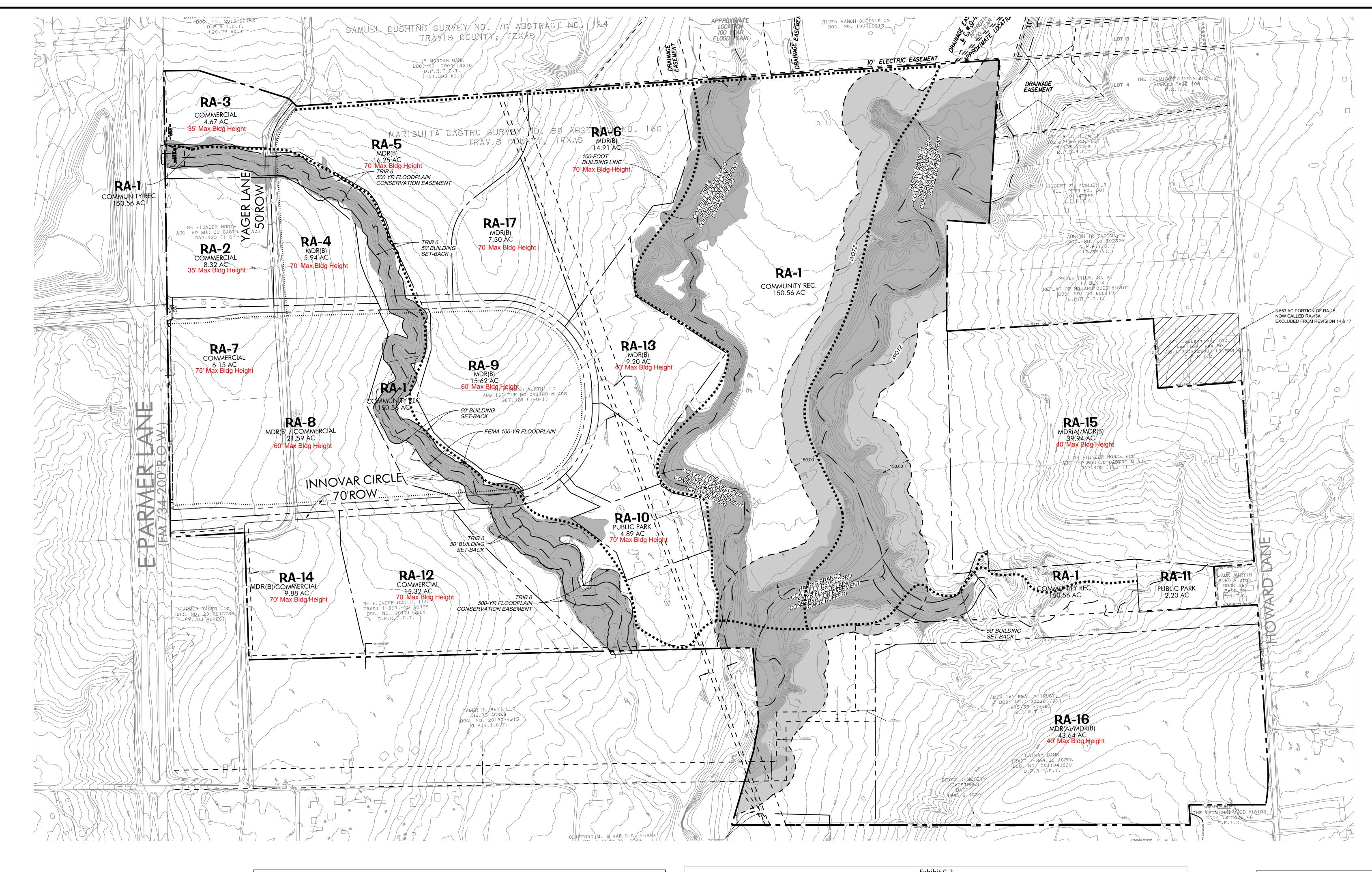
GRID: P21, P22, Q21, & Q22 MANAGER: SHERRI SIRWAITIS



**EXHIBIT B** 



**EXHIBIT C** 



1. 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 condominum residence shall require site plan approval prior to issurance of a building permit.

2. 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.

3. Site regulations applicable to Corner Store, Neighborhood Mixed use building, Urban Home, Cottage and Secondary Apartments

Special uses in accordance with Exhibit E. 4. See Exhibit C-2 for other specific site development regulations applicable to MDR A and MDR B.

5. Subtotal values reflect currently approved maximum residential allocations to Parmer & Howard Lanes per the TIA revision associated with the approved land use plan. Commerical square footages were not allocated to a particular access roadway. 6. ROW vacation shall be approved prior to, or at the time of, final plat approval.

7. 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.

8. 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.

9. 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.

10. 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.

11. 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).

# LJA Engineering, Inc.

2700 LA FRONTERA BLVD Suite 150 Round Rock, Texas 78681

Phone 512.439.4700 FRN-F-1386

	AREA BY LOT										
	Appro	oved PUD Land Use	!		Proposed PUD Land Use						
	<u> </u>	er Revision 17						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	69	5.94	85%	5.05	RA-4	MDR B	279	5.94	85%	5.05
RA-5	MDR B	219	16.25	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	60%	9.37	RA-9	MDR B	312	15.62	60%	9.37
RA-12	MDR B	162	15.32	65%	9.97	RA-12	MDR B/Commercial	487,000 SF	15.32	65%	9.97
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	66%	6.52	RA-14	MDR B/Commercial	314d.u./33,200 SF	9.88	65%	6.52
RA-17	MDR B	107	7.30	65%	4.75	RA-17	MDR B	177	7.30	65%	4.75
Subtotal -	Residential to Parmer Ln	1,754	116.01		80.46	Subtotal -	Residential to Parmer Ln	2,469	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-15	MDR B	343	19.97	57%	11.38	RA-15	MDR B	103	19.97	57%	11.38
RA-16	MDR A	246	21.82	57%	12.44	RA-16	MDR A	130	21.82	57%	12.44
RA-16	MDR B	358	21.82	57%	12.44	RA-16	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		49.95	Subtotal -	Residential to Howard Ln	520	83.58		49.95
Total - Re	sidential	2,989				RA-2	Commercial	61,740	8.32	66%	5.49
RA-2	Commercial	170,791	8.32	66%	5.49	RA-7/8	Commercial	284,131	6.15	86%	5.29
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		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	901,919	192.11		63.20
Subtotal -	Non-Residential	392,902	176.79		53.23	TOTAL - R	evision area only		376.38		181.33
TOTAL			376.38		181.33	33 TOTAL - Depicted portion of PUD 379.93 183					

3.553 ACRE RA-15A 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	Family	Small Lot	Single Family	Urban Family	Urban Family	Multi-Family	Multi-Family				
	Residential	Residence	Single Family	Residential	Residential	Residential	Residential	Residential				
	Standard Lot	(SF-3)	Residential	Condominium	Townhome	Condominium	Limited Density	Low Density				
	(SF-2)	(31-3)	(SF-4A)	(SF-4B)	(SF-5)	(SF-6)	(MF-1)	(MF-2)				
Minimum Lot Size (square feet)	5750	5750	3600	**(2)	3600	3600	8000	8000				
Minimum Corner Lot Area (square feet)			4500	**(2)								
Minimum Lot Width	50	50	40	**(2)	50	50	50	50				
Minimum Corner Lot Width			50	**(2)	50							
Maximum Dwelling Units Per Lot	1	2	1	**(2)			*****(6)	****(4)				
Maximum Height ******(7)	35	35	35	**(2)	35	35	40	40 or 3-storie				
Minimum Setbacks												
Front Yard	*****(5) - 25	*****(5) - 25	*(1) - 25	**(2)	10	10	25	25				
Street Side Yar	15	15	10	**(2)	10	10	15	15				
Interior Side Yar		5	*(1)	10	5	5	5	5				
Rear Yar	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%	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 Condminium Site Regulations) SF-4B

See Section 25-2-559 (Urban Family Residence District or Townhome and Condominium Residence District Retirement

\*\*\*\*(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)

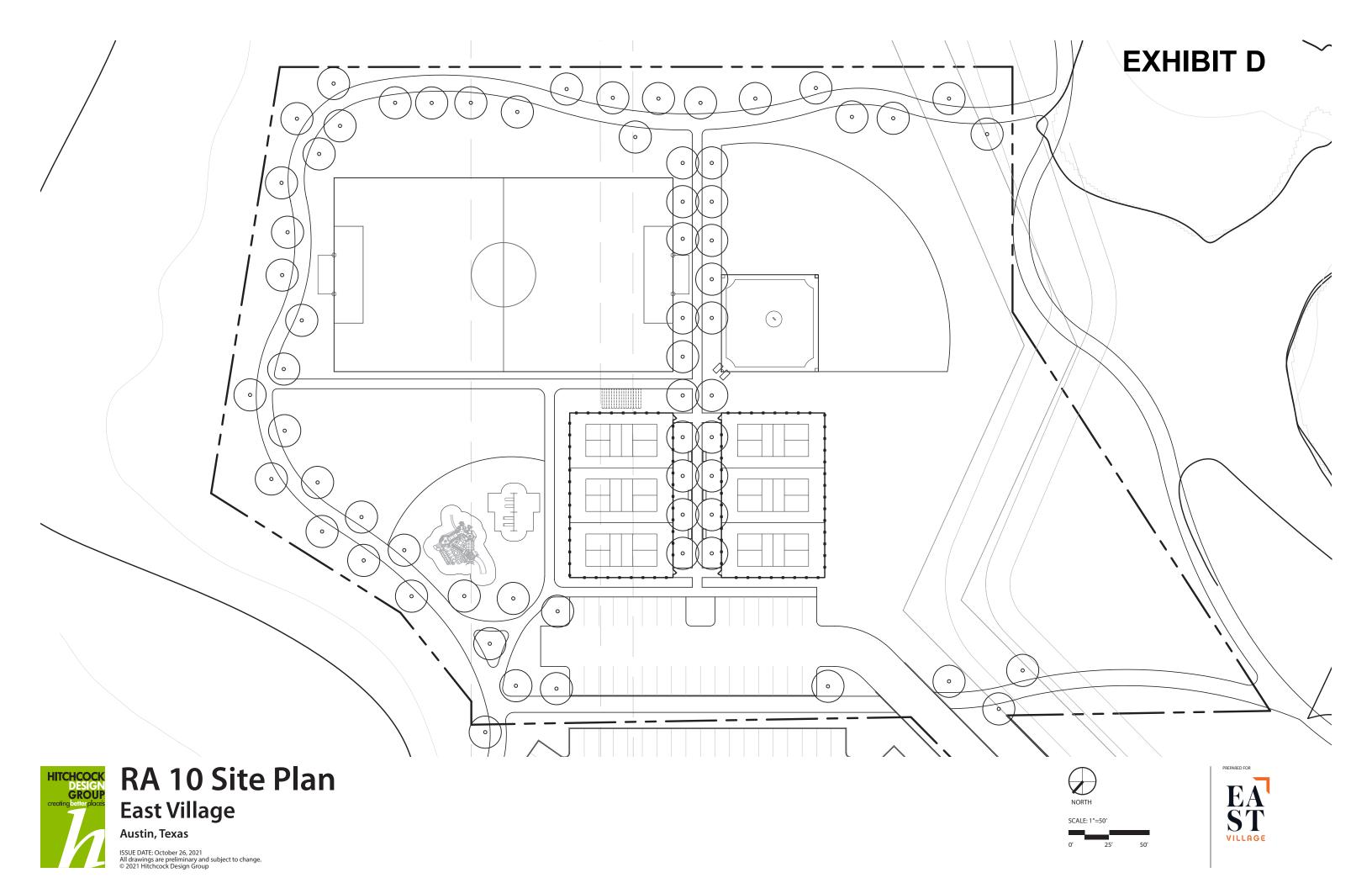
, , , , , , , , , , , , , , , , , , , ,										
		Approve	ed		Proposed					
Use	Area	Max Density	Density	Area	Max Density	Density				
Per PUD	(ac)	(units/A cre or FAR)	(SF or Units)	(ac)	(units/Acre or FAR)	(SF or Units)				
Commercial	19.14	0.47	392,902	34.46	0.60	901,91				
Comm Rec	150.56	N/A		150.56	N/A					
Public Park	7.09	N/A		7.09	N/A					
MDR A/B	199.59	12-18	2,989	184.27	Avg. 16.8	2,98				
Total	376.38	Res. Unit	2,989	376.38	Res. Units	2,98				
		SF Comm	392,902		SF Comm	901,91				
COMPARISON TABLE INCLUDES REVISION 18 AREA ONLY. TOTAL PIONEER CROSSIN PUD AREA SHOWN ON THIS SHEET IS 379.93 INCLUDING PARCEL RA-15A.										

**Comparison Analysis** 

# LAND USE SUMMARY PIONEER CROSSING

COMMERCIAL COMMUNITY REC. 150.56 ACRES 7.09 ACRES 41.79 ACRES 142.48 ACRES 376.38 ACRES

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





Date: October 27, 2021 Eastvillage RA-10 Client: Reger Holdings

Description	Qty.	Unit	<b>Unit Cost</b>	<b>Extended Cost</b>	
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	
	<u> </u>			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





RA 10 Site Plan
East Village

Austin, Texas

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



