
Project: 10-Acre Pioneer Crossing Tract

Location: 2500 Block of E. Parmer Lane, Austin, Texas

Re: July 2023 Monthly Update

This memo is provided to inform interested parties on the current status of the subject project for July 2023.

Summary of Project:

The project is an approximately 10-acre site within the City of Austin Full-Purpose Jurisdiction, and specifically, the Desired Development Zone. The site is platted as Lot 1, Block A, Air Products and Chemicals, Inc. Subdivision (Document No. 201200138 O.P.R.T.C.T.). The site is listed as Travis County Property ID R815379. The site is located along the north side of East Parmer Lane, south side of Yaeger Lane, and across from the existing Samsung Austin Semiconductor, LLC facility. The site is zoned Planned Unit Development per the Pioneer Crossing PUD (Case No. C814-96-0003) and Amending Ordinance No. 20110825-105 (Case No. C814-96-0003.10) and is referred to as tract E4-A (base district of Light Industrial – LI). The site is not located within the Edward’s Aquifer Recharge, Contributing, or Verification Zones according to TCEQ maps. The project is not located within a FEMA floodplain according to FEMA FIRM 48453C0270J for Travis County, effective on August 18, 2014. The site is served by Austin Water, however, there is no immediate wastewater service adjacent to the site. This project may be eligible for regional stormwater detention, however, water quality improvements are anticipated to be required.

Status:

Due Diligence Research: LJA is working on the initial Due Diligence Memorandum. This report is in a draft state and ready to be issued once initial meetings with Austin Water, City of Austin, and TxDOT are complete.

Survey: LJA Surveying completed the ALTA survey of the tract on June 2, 2023. The design survey is on hold until the SER is approved.

Preliminary Engineering: American Ventures provided high-level land planning direction to LJA in early July. LJA is incorporating feedback into a Conceptual Land Plan for use in pre-application meetings and SER submission. LJA will update the land plan and preliminary engineering designs once a final land plan is provided.

Austin Water Service Extension Request (SER): Note that SER3116, water service extension request associated with Air Products and Chemicals, Inc. Subdivision, was approved on June 15, 2012, but has expired. There is no existing wastewater SER associated with this tract. LJA is submitting a new water and wastewater SER in July based on anticipated water and sewer demands relating to the proposed land use provided by the Client. The application will be submitted once reviewed and approved by American Ventures and the current owner.

Next Steps:

- Complete Concept Land Plan
- Complete Due Diligence Report & Pre-Application Meetings
- Submit and obtain SER approval
- Complete design survey, geotechnical report, and environmental report
- Work with American Ventures to develop the development permit schedule