ZONING CHANGE REVIEW SHEET

CASE: C814-2009-0139 Bull Creek PUD

Z. P. C. DATE: 07-06-2010

ADDRESS: 4909 FM 2222 Rd

AREA: 53.8741 Acres

APPLICANT: Booth Family Living Trust (David Booth)

AGENT: Armbrust & Brown, LLP (David Armbrust)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: Lake Austin/Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: Yes

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: SF-2 - Single Family Residence - Standard Lot, SF-6 - Townhouse & Condominium Residence and LA - Lake Austin Residence.

ZONING TO: PUD - Planned Unit Development

SUMMARY STAFF RECOMMENDATION:

Staff recommends Planned Unit Development – PUD with the conditions listed in the Department Comments.

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Bull Creek PUD is comprised of approximately fifty four (54) acres and fronts on Lake Austin and Bull Creek. The requested Planned Unit Development (PUD) zoning district is in keeping with the purpose statement of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for PUD zoning; was approved by Commissioner Sandra Baldridge's motion, Commissioner Teresa Rabago second the motion on a vote of 6-0; Commissioner Patricia Seeger was absent.

ENVIRONMENTAL BOARD RECOMMENDATION:

The Environmental Board at their regularly scheduled meeting of June 2nd, voted to approve the Bull Creek Planned Unit Development. Please see the attached Environmental Board Motion Sheet.

PARKS AND RECREATION BOARD RECOMMENDATION:

The Parks and Recreation Board at their regularly scheduled meeting of March 23rd, voted to approve the Bull Creek Planned Unit Development. Please see the attached Parks and Recreation Board minutes.

DEPARTMENT COMMENTS:

The Planned Unit Development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations. A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

The Bull Creek PUD proposes one single family residence with accessory structures located on 53.8741 acres of land in the City's Full Purpose jurisdiction. Additional structures with proposed accessory uses will include: a guest house, family recreation building, security/storage building, barn, skyspace art piece, cabana, and pool. In addition, an olive orchard, gardens, multiple deck areas, terraces, boardwalks, a constructed habitat for migratory birds, native prairie and forest restoration areas, and pedestrian trails are proposed on the site. Currently there is one single family structure, a stone terrace area along Bull Creek, swimming area, and three boat docks all to remain. The project is located on the south side of RM 2222, approximately one mile east of the intersection of Capitol of Texas Highway, (360) and RM 2222, in the Drinking Water Protection Zone.

The proposed Bull Creek PUD is located in the Bull Creek and Lake Austin Watersheds; both are classified as water supply suburban. The PUD includes six tracts of land with only one currently developed with a single family structure and pool located on it. The remaining five tracts are relatively undeveloped with the exception of two boat docks and an existing swim area boardwalk along the Bull Creek outfall into Lake Austin. Bull Creek is adjacent to the west portion of the property, while Lake Austin is adjacent to the south portion of the property.

Prior to the submittal of the Bull Creek PUD, a 21 lot preliminary subdivision plan, (C8-04-0164, Attachment "A") and a four dwelling unit condominium zoning site plan (C14-85-003.25, Attachment "B") had been approved on two of the tracts. Three existing land status determinations would have allowed three residences on the remaining respective lots. In addition to the existing single family residence, all of these prior entitlements would have allowed 28 total residences on the site. The subdivision plat has been withdrawn and the condominium zoning site plan has been deleted. The Bull Creek PUD will consist of one single family residence with accessory structures.

Staff from the Planning and Development Review department has worked with the applicant to provide additional benefits in site development as support for the proposed PUD:

The Bull Creek PUD significantly reduces the overall allowable density for the site. Previously, approximately 23 single family residences and four condo units had been approved on a portion of this site. This project seeks to construct one single family residence with accessory structures on the 53.8741 acres.

- Impervious cover for the entire PUD development will be limited to 14 percent of the net site area. This is significantly less than the 30% allowable impervious cover under current code.

- An ecological preservation and conservation plan has been included as guidance for the removal of invasive species. To allow for a landscape recover effort to transform the land back into a more diverse woodland, prairie/wildflower meadow and riparian/stream bank plant community. The following efforts have already started and will continue:
    - Meadow rehabilitation
    - Removal of invasive tree species
    - Native hardwood tree planting – Over the last year, 188 trees have been planted. Additional trees are proposed over the next several years.
    - Slope stabilization to control areas of erosion.
    - Organic fertilization and inoculation of micro-organisms.
    - Construction of wildlife water features to provide water during drought periods.
    - Ongoing consultation with the U.S. Fish and Wildlife Service, the Ladybird Johnson Wildflower Center, Texas A&M range ecologists, and the Natural Resource and Conservation Service on restoration projects for the property.
    - Annual bird and mammal surveys to assess the health and wildlife population.

- A seasonal habitat for migratory birds has been proposed for approximately three acres bordering Bull Creek and Lake Austin. This will consist of two shallow basins that will allow each area to be filled to provide forage area for these migratory birds. Installation of this constructed habitat is contingent upon obtaining the appropriate permits from all applicable jurisdictions, as well as the results of ongoing studies that the size, location, and depth will have a positive impact on migratory birds.
- The project currently proposes to comply with the Austin Energy PUD Green Building Program in effect when the PUD application was submitted. Items presently being studied, include but are not limited to the following:
-

A. Water Conservation:

1. Reuse of gray water – Pending permitting and feasibility issues, the project intends to incorporate reuse water systems into the building design.
2. Irrigation from Lake Austin – The owners currently have a permit to draw water for irrigation onsite. The overall percentage of the site that is covered with vegetation which requires irrigation is relatively low and the dominant planting strategy involves using drought tolerant native plant material.
3. Water conservation, low flow fixtures – Water efficient plumbing fixtures are planned to be used wherever possible in the project.

B. Energy Use:

1. Green roof- A portion of the main house roof will incorporate a green roof with vegetation.
2. Photovoltaic's – Subject to appropriate metering, the roof of the barn is planned to be covered with solar PV panels to generate electricity. The applicant envisions the barn as an energy center with panels consolidated for power generation across the site to all buildings.
3. Commissioning – A commissioning agent has been retained to ensure that the building systems are running at their intended design criteria.
4. Green energy subscription – The Owners will purchase Green Energy through Austin Energy, as needed.

5. Geothermal – The proposed geothermal heat exchange system is a central plant system.
6. Reduced lighting loads - A building management system will be installed to allow for lights to be dimmed and controlled from any point in house.
7. Energy use efficiency through glass performance - High performance glazing will be used throughout the project to achieve energy-efficient envelope design.
8. Maximize vegetated areas - The majority of the site will remain vegetated, thus reducing the site's contribution to an urban "heat island" effect.

C. Environmental Impact:

1. Storm water runoff and water quality for watershed protection - Roof and area drainage will be collected and redistributed on site via non-erosive devices.
2. Reduced site disturbance - The guesthouse design is a free span over a natural ravine to reduce site disturbance.
3. Recycling storage - Each building will have facilities for recycling.
4. Bicycle storage for staff - The barn will have bicycle racks for house staff and grounds crew.
5. Certified wood - Certified wood will be used wherever possible on interior finishes and millwork.
6. Construction waste management – The contractor will recycle waste materials and excavated dirt as part of Austin Energy's Green Building program.
7. Utilizing existing site features – Re-grading of the site is minimal. It is primarily limited to building and parking areas.
8. Restore or protect open areas - Much of the site has been impacted by overgrazing. At project completion there will be more plant material per acre than currently.
9. An integrated pest management plan shall be established.

The project presently proposes to incorporate at least two art installations which may be seen from Lake Austin or Bull Creek.

1. All land uses within the Lake Austin (LA) Residence zoning district are permitted. In addition, the following land uses will now be a permitted use.

- Urban Farm
- Crop Production

2. The following are Site Development Regulations that will be modified for the Bull Creek PUD:

CODE MODIFICATIONS

CODE SECTION	DESCRIPTION	PROPOSED CODE MODIFICATION
Section 25-1-535(B)(4)	Describes how long project duration applies to projects within the Drinking Water Protection Zone	Modifies project duration expiration date of site plans completed for the PUD to ten years after the date of approval of each individual site plan.
Section 25-2, Subchapter B, Article 2, Division 5, 2.3.1	Describes Tier One minimum requirements that PUDs must adhere to	Modifies Tier One requirements consistent with this PUD.
Section 25-2, Subchapter B, Article 2, Division 5,	Describes land use plan amendment and expiration	Clarifies that including additional accessory uses and structures may be approved administratively by the

3.1	requirements	Director, and does not constitute a substantial amendment.
Section 25-2-492	Describes the permitted, conditional, and prohibited uses for the LA zoning district, as well as site development regulations.	1) Modifies the permitted land uses allowed on the property, and 2) Modifies the interior side yard setbacks to zero within the PUD.
Section 25-2-551(B)(2)	Describes shoreline setback requirements for LA zoning	Modifies the LA district regulations to allow a proposed constructed habitat for migratory waterfowl, decks, trails, impervious walks, boardwalk, terraces, skyspace structure, site electrical, weir system, berms, swimming area, and related improvements to be located within the shoreline setback. Also allows maintenance and remodel of existing swimming area, boat docks, walkways, and associated facilities. Related cut/fill required for the improvements listed above shall be allowed in accordance with PUD Exhibit J.
Section 25-2-551(B)(5)	Describes shoreline setback requirements for LA zoning	Modifies the LA district regulations to allow development on limited gradients that exceed 35 percent. This modification would be applicable to the guest house and recreation building, as shown on Exhibit K.
Section 25-2-863(C)	Describes urban farm requirements	Modifies the requirements to allow an urban farm on a site greater than five acres.
Section 25-2-893(D)	Describes accessory uses for principal residential uses	Modify the accessory use regulations to allow two guest houses.
Section 25-2-900	Describes home occupations	Modifies the home occupation requirements so that only the following home occupation regulations apply: 1) a home occupation may occur within the primary residence or accessory structures and 2) a home occupation may include the occupant of the primary residence and staff assisting with property and household management, domestic service household maintenance (interior and exterior), landscaping, security, bookkeeping, and personnel working for the owner or owner's nonprofit foundation.
Section 25-2, Subchapter F: Residential Design and Compatibility Standards	Describes residential design standards for new homes to ensure compatibility within existing neighborhoods	Modifies Section 2.5 so that the interior side yard setbacks are zero within the PUD and modifies Section 2.6 so that the interior lot line setback planes do not apply within the PUD.
Section 25-5-81(B)	Describes site plan expiration	Modifies the expiration date of site plans for the PUD to ten years after each individual site plan.
Section 25-7-152	Describes dedication to the public of an easement or right-of-way for a drainage facility and stormwater flow	Modify this requirement so that a drainage easement dedicated to the public is not required for the arroyo within the property. An easement for the FEMA floodplain will be dedicated along Bull Creek.
Section 25-8-64	Describes impervious cover assumptions	Modify the requirement to allow impervious cover to be calculated over the entire property and not on a lot by lot basis.
Section 25-8-261(C)	Describes requirements within the Critical Water Quality Zone	Modify the requirements to allow a proposed migratory bird habitat, birdbath facilities, decks, levees, trails, sidewalks, boardwalk, remnant foundation, terraces, skyspace structure, security equipment, wiring, swimming area, and related facilities to be located within the CWQZ, as shown in Exhibit C. Also allows maintenance and remodel of existing swimming area, boat docks, walkways, and terraces. Related cut/fill required for the improvements

		listed above shall be allowed in accordance with PUD Exhibits J.
Section 25-8-281(B)	Describes critical environmental features (CEF)	Modify the requirements to allow CEFs to be located on this residential lot, since access to this area will be restricted due to its minimal use as a single family residence, as well as ongoing ecological preservation and restoration efforts.
Section 25-8-281(C)	Describes CEF buffers	Modify the requirements to allow a 50 foot buffer for Rimrocks 1 and 2, and a 150 foot buffer for the emergent wetland fringe located within Bull Creek. For the emergent wetland fringe located within Bull Creek, the following items may be located within the buffer area: trails, existing retaining wall, proposed trees, stone stairs, regraded slope, migratory habitat for waterfowl, raised wood boardwalk, native plant garden, security equipment, wiring, and related facilities.
Section 25-8-302(A)(1) & (2)	Describes construction of a building or parking area	Modify the requirements of this section to allow small portions of building and parking area proposed near the guest house to be constructed on slopes greater than 25 percent, as shown on Exhibit K.
Section 25-8-302(B)	Describes construction of a building or parking area	Modify the requirements to this section to incorporate construction on gradients greater than 25 percent. This will be applicable to portions of the property shown in Exhibit K.
Section 25-8-302(B)(2)	Describes construction of a building or parking area	Modify the requirement for terracing construction uphill or downhill of a slope with a gradient of more than 15 percent, so that it is optional for the guest house structure, as shown in Exhibit K. Terracing shall be optional for the portion of the slopes that are not constructed on, but merely spanned by the building.
Section 25-8-321	Describes when clearing of vegetation is allowed and prohibited	Modify the requirements of this section to allow clearing of vegetation and clearing of trees under 19 inches in diameter for the planting of an olive orchard approximately four (4) acres in size, as shown approximately on Exhibit C.
Section 25-8-341	Outlines cut requirements	Modify the requirements of this section to allow cuts to exceed four feet in depth at the following locations: adjacent to the skyspace structure, near the main house and for a small portion of the driveway, adjacent to and near the guest house, and the entryway for the recreation building, as shown in Exhibit J.
Section 25-8-342	Outlines fill requirements	Modify the requirements of this section to allow fills to exceed four feet in depth at the following locations: adjacent to the skyspace structure, around the main house, for portions of the driveway and culvert, and adjacent to the guest house, as shown in Exhibit J.
Transportation Criteria Manual Section 5.3.P. and COA Standard 433S-1	Describes driveway grade breaks	Modify this requirement to allow a driveway apron to slope away from the street and to exceed a two (2) percent grade for the entire driveway apron, as shown in Exhibit M.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	LA, SF-2 & SF-6	Residential/Agricultural
NORTH	PUD	Single Family Residential
SOUTH	LA	Agricultural/undeveloped
EAST	SF-2	Single Family Residential
WEST	SF-2	Agricultural

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-75-002 The Courtyard	From I-SF-3 to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]
C814-74-005 Cat Mountain Villas	From SF-3 to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- League of Bicycling Voters
- North Austin Neighborhood Alliance
- 2222 Property Owners Assoc.
- Long Canyon HOA
- Glen Lake Neighborhood Assoc.
- 2222 Coalition of Neighborhoods
- Courtyard HOA
- Middle Bull Creek Neigh. Assoc.
- Steiner Ranch Comm. Assoc.
- Comanche Trail Comm. Assoc.
- River Place Residential Assoc.
- Canyon Creek HOA

SCHOOLS:

Highland Park Elementary School
Lamar Middle School
McCallum High School

PARKS COMMENTS RECIEVED:

Applicant will need to go before the Navigation Committee then the Parks and Recreation Board regarding the boat dock(s).

SITE PLAN COMMENTS RECEIVED:

All Site Plan comments have been cleared.

TRANSPORTATION COMMENTS RECEIVED:

Please provide approval from COA Fire Department regarding driveway. All other Transportation comments are cleared.

ENVIRONMENTAL COMMENTS RECEIVED:

All Environmental comments are cleared, applicant to appear before the Environmental Board on June 2nd.

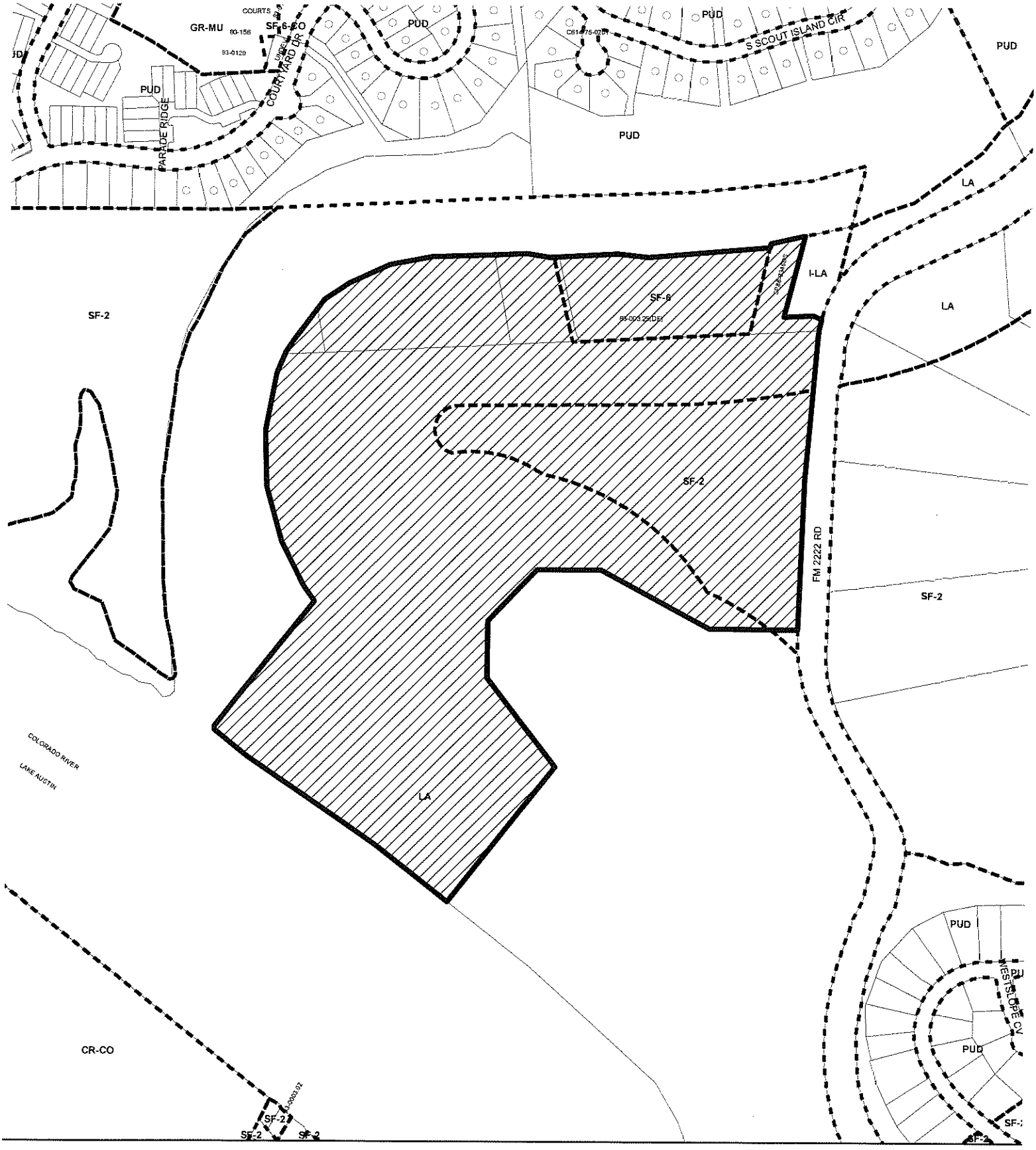
CITY COUNCIL DATE: July 29th, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson **PHONE:** 974-7691
Clark.patterson@ci.austin.tx.us



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2009-0139
LOCATION: 4909, 4923 & 4925 FM 2222
SUBJECT AREA: 53.8741 ACRES
GRID: G29
MANAGER: C. PATTERSON

CITY OF AUSTIN
TEXAS


SUBJECT TRACT
RM 222 RD
WEST SLOPE DR
CR-CO
SF-6
SF-2
GR
LO
GO
LA
PUD
HOD

ENVIRONMENTAL BOARD MOTION 060210-3a

Date: June 2, 2010

Subject: Bull Creek PUD C814-2009-0139

Motioned By: Phil Moncada Seconded by: Bob Anderson

Recommended Action:
The Environmental Board recommends approval with conditions to Land Development Codes: (1) LDC 25-8-64 (Impervious Cover Calculations) Allow impervious cover to be calculated over the entire property and not on a lot by lot basis;
(2) LDC 25-8-261(C) (Critical Water Quality Zone Development – Along Lake Travis, Lake Austin, or Town Lake) Allow a proposed migratory bird habitat, birdbath facilities, decks, levees, trails, sidewalks, boardwalks, remnant foundation, terraces, skyspace structure, security equipment, wiring, swimming area, and related facilities to be located within the CWQZ, as shown in Exhibit C. Also, allows the remodel of the existing swimming area, boat docks, walkways, and terraces;
(3) LDC 25-8- 281(B) (Critical Environmental Features) Allow CEF's to be located on a residential lot;
(4) LDC 25-8- 281(C) (Critical Environmental Features) Allow for a reduction in the 150 standard buffer to a 50 foot buffer for Rimrocks 1 and 2. Allow for no additional CEF buffer along the two sections
of very narrow Cypress fringe wetland sections bordering Lake Austin and the mouth of Bull Creek, Allows within the emergent wetland CEF 150 buffer and the narrow Cypress fringe wetland, the following items: pedestrian trails, an existing retaining wall, proposed trees, stone stairs, re-graded slope, migratory bird habitat, raised wood boardwalk, native plant garden, security equipment, wiring, and related facilities;
(5) LDC 25-8-302(A) (1), (A) (2), (B), and (B) (2) (Construction of a building or parking area) Allow small portions of the guest house building and parking area to be constructed on slopes greater than 25 percent as shown on Exhibit K. To allow terracing on the uphill and downhill sides of these slopes for the portion of these slopes that will not be directly constructed on, but merely spanned buy the guest house building;
(6) LDC 25-8-321 (Clearing of Vegetation) Allow for the clearing of vegetation and the clearing of trees under 19 inches in diameter for the planting of an olive orchard approximately four acres in size as shown approximately on Exhibit C; (7) LDC 25-8-341 (Cut Requirements) Allow cut to exceed four feet, not to exceed 16.402 feet in depth at the following locations: around the main house, for the driveway to the main house, adjacent to the guest house, adjacent to the skyspace structure, and at the entry to the recreation building as shown in Exhibit J; and (8) LDC 25-8-342 (Fill Requirements) Allow fill to exceed four feet, not to exceed 11.551 feet in depth at the following locations: adjacent to the skyspace structure,

around the main house, for portions of the driveway and culvert, adjacent to the guest house, and at the entry to the recreation building as shown in Exhibit J.
The City of Austin's Environmental Resource Management Department determined that this project will allow development of this single family project while providing protection to (CEF's) Critical Environmental Features located on this site. The applicant has reduced impervious cover by 50%.

Board condition:
Applicant will adhere to the Hill Country Roadway Ordinance even though they have SF designation zoning per PUD.

Rationale:
Staff recommendations and this project has only requested 14% impervious to the entire site.

Vote 5-0-0-1-1

For: Anderson, Gary, Maxwell, Moncada and Neely

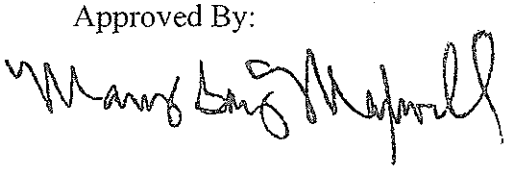
Against:

Abstain:

Absent: Beall

Vacant:

Approved By:



Mary Gay Maxwell
Environmental Board Chair

Parks and Recreation Board
Regular Meeting
March 23, 2010

Board Chair Guerrero called the board meeting to order at 6:16 p.m.

Board Members in Attendance:

Board Chair Linda Guerrero, Vice-Chair Sara Marler, Hill Abell, Jeff Francell, Carol Lee Jerry Perales and Jane Rivera.

Staff in Attendance:
Sara Hensley, Ricardo Soliz, Marty Stump, Chris Yanez and Tino Garcia.

1. Approval of Minutes – Amended

The minutes for the regular meeting of 03/23/10 were approved with the following amendment on Board Member Perales motion, seconded by Board Member Rivera. Motion carried on a vote of 7-0. The amendment was to edit page four, paragraph D. replacing a nay vote from Board Member Hill to Board Member Lee.

2. Citizen Communication – General

After Board Chair Guerrero announced that Item # 9 was being pulled: (a recommendation to the Director regarding the construction and management of the future North Austin Recreation Center), the following was read into the record:

"The North Austin Civic Association Members present are in opposition to the City of Austin partnering with the YMCA for the construction and management of the new North Austin Civic Center". The members were: Martha Dempsey, Doris Williams, Jocelin Fontenot, Angela Barker, Robert Baker, Lloyd Langsdorf and Elenor Langsdorf.

Gavino Fernandez, East Town Lake Citizens, spoke about the lack of accessible programs at east side recreation centers.

Paul Hernandez, East Town Lake Citizens, expressed concern about the lack of accessible programs for low income kids at the Camacho Recreation Center.

Danny Perez, East Town Lake Citizens, expressed concern about the swimming schedule at Metz, Palm and Martin pools.

Charlie McCabe, Austin Parks Foundation, reported on It's My Park Day.

3. Briefs

a. Mayfield Park Community Project:

The brief was presented by Karen Cannatti, Chair of the Mayfield Park Community Project.

b. Turkey Creek Update

The brief was presented by Sheila Holbrook White.

c. Bull Creek Restoration

The brief was presented by Chris Herrington and Mike Kelly from Watershed Protection Department.

d. ZACH Scott New Theatre Project

The brief was presented by Arthur Andersson, Andersson Wise Architects.

e. Update on the Festival Beach Community Gardens

The brief was presented by Marty Stump, Planning, Design and Construction Division.

D. Director's Report

Director Hensley reported on the following:

- Assistant Director Farhad Madani announced his retirement after 27 years of service with the department. A farewell reception will be held on Wednesday, April 14th from 3-6 p.m. at Zilker Clubhouse. Rick Ramirez was announced as the new Acting Assistant Director.
- No bids were received on the Request for Proposal (RFP) for the upcoming Trail of Lights. Questions remain on how to proceed.
- The Board will be briefed on Private Gain on Public Properties at the next Parks Board meeting.
- The Board will soon receive memos regarding: 1) trees and pool fees at Barton Spring Pool and; 2) qualifications for lifeguards at SARC and Camacho Recreation Center.
- The Board, staff and citizens will be invited to attend a public meeting to meet the finalists and to provide input for the two vacant Assistant Director positions.

- The Central Park Conservancy Workshop will be held Thursday, March 25th at the Mexican American Cultural Center.

E. NEW BUSINESS AND ACTION ITEMS

a. Make a recommendation to the City Council regarding land development code modifications for the Bull Creek PUD.

The motion to recommend to the City Council land development code modifications regarding the Bull Creek PUD was made by Board Member Francell. The motion stipulates that the swimming area footprint be approved upon submission of a site plan which details design and construction as well as an agreement by the applicant on the number of restrictions for future development of the shoreline of the property to include: 1) limiting the number of boat slips that are existing currently and; 2) agree not to use the boat slips for commercial purposes and; 3) for the Environmental Resource Management division of Watershed Protection Department to review and comment on shoreline strategies. ***The request must come back to the Board for approval***. Seconded by Board Member Rivera. Motion carried 5-1-1.

Vote count: Members voting aye: Board Vice-Chair Marler, Hill, Perales, Francell and Rivera.

Members voting nay: Board member Lee

Members abstaining: Board Chair Guerrero.

b. Make a recommendation to the Director regarding future alcohol designation for the west end of Fiesta Gardens (a rental facility).

Gavino Fernandez, East Town Lake Citizens, requested that the Board support a ban on the sale of alcohol on the west end of Fiesta Gardens.

Paul Hernandez, East Town Lake Citizens, also requested that the Board support a ban on the sale of alcohol on the west end of Fiesta Gardens.

Marcos De Leon, President East Town Lake Citizens, also requested a ban on alcohol on the west end of Fiesta Gardens.

Danny Perez, East Town Lake Citizens, also requested a ban on alcohol on the west end of Fiesta Gardens.

The motion to recommend to the Director not to change the alcohol designation at the west end of Fiesta Gardens was made by Board member Francell, seconded by Board Member Lee. Motion carried 4-2.

Vote count: Members voting aye: Guerrero, Perales, Francell and Lee.

Members voting nay: Hill and Rivera.

Members abstaining: None.

c. Make a recommendation to the Director regarding the construction and management of the future North Austin Recreation Center.

This item was pulled by Board Chair Guerrero.

d. Make a recommendation to the City Council regarding the Parks and Recreation Department's current concessions in Town Lake Park.

The motion to recommend to the City Council the approval of the Parks and Recreation Department's concession report for current concessions in Town Lake Park was made by Board Member Francell, seconded by Board Member Perales. Motion carried 6-0.

Vote count: Members voting aye: Guerrero, Hill, Francell, Rivera, Lee and Perales.

Members voting nay: None

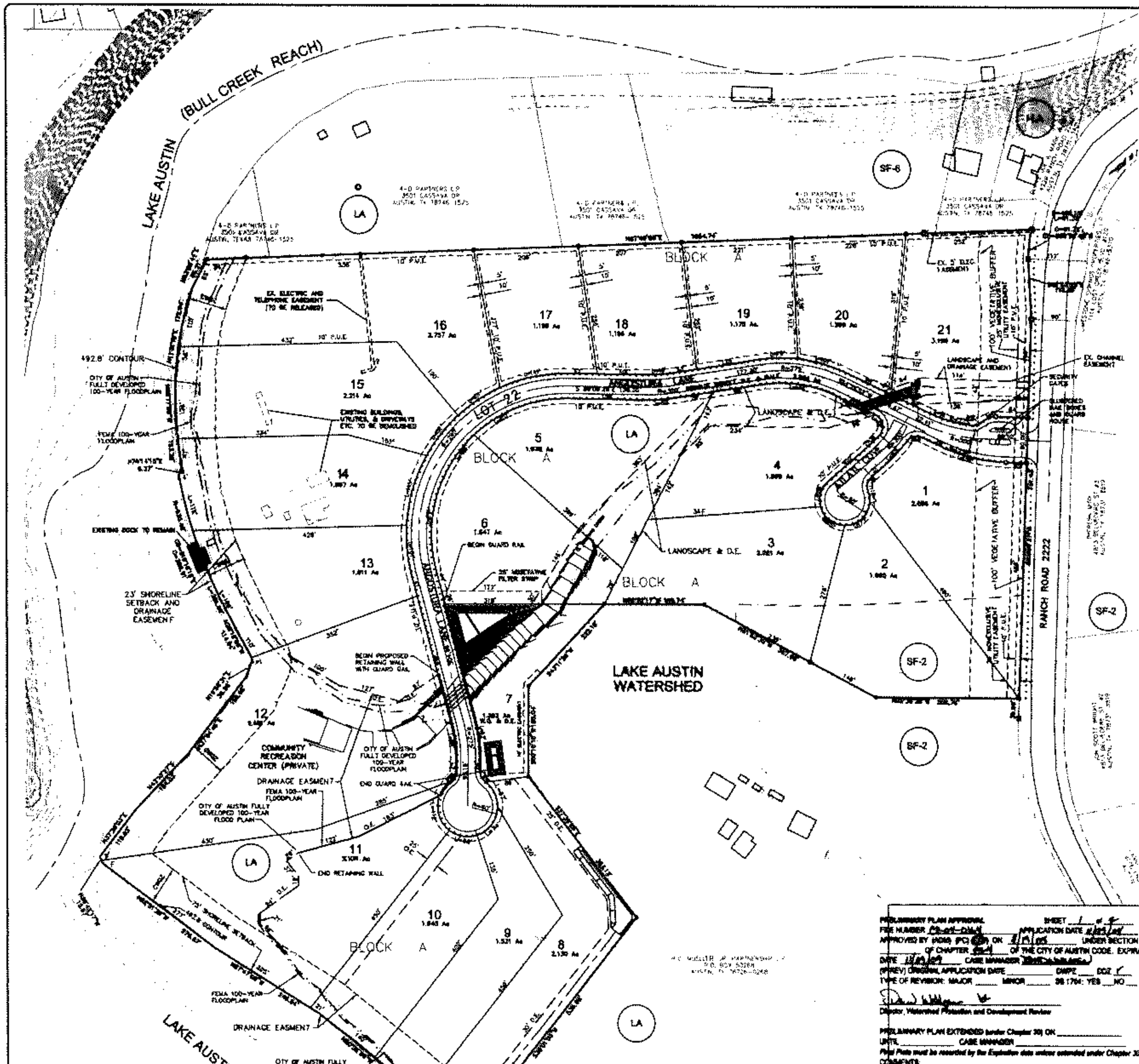
Members abstaining: None

F. Future Items From the Board

A template complete with guidelines for community gardens requests will be forthcoming. Board Member Perales requested revisiting the concessions contracts so fees can go to the department budget rather than the general fund. Board Chair Guerrero announced that she would be appointing a three member committee to draft a supporting resolution to the Mayor and Council.

With no further business, the meeting was adjourned at 9:25 p.m.

ATTACHMENT A



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
— — —	100 YEAR FEMA FLOOD PLAIN
———	CITY OF AUSTIN FULLY DEVELOPED 100 YR FLOOD PLAIN
———	CENTER LINE OF TRIBUTARY
. . . .	SIDEWALKS
P.U.E. & D.E.	PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT
— — —	ZONING BOUNDARY
(SF-2)	ZONING LABEL

LIST OF WAIVERS AND VARIANCES:

-A VARIANCE FROM SECTION 23-4-121 OF THE LDC TO ALLOW A GATED PRIVATE CUL-DE-SAC STREET.

-A WAIVER FROM SECTION 25-4-153 OF THE LDC TO ALLOW A BLOCK LENGTH IN EXCESS OF 1,200 FEET.

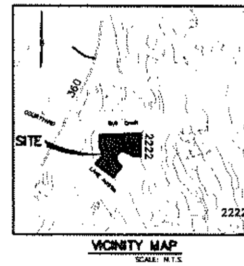
-A WAIVER FROM SECTION 25-1-82 OF THE LDC TO ALLOW FOR THE USE OF A SMALLER SCALE (i.e./ 1"=100').

-A WAIVER FROM THE DETENTION REQUIREMENTS FROM SECTION 1.2.2(c) AND 1.2.2(e) OF THE DCM.

-A WAIVER FROM SECTION 25-4-137 (B) OF THE LDC TO ALLOW FOR A SINGLE ACCESS STREET TO A SUBDIVISION.

-A WAIVER FROM FIGURE 1-40 OF THE TCM TO ALLOW THE LENGTH OF A CUL-DE-SAC OR SINGLE-OUTLET STREET TO EXCEED 1,000'.

-A VARIANCE FROM SECTIONS 25-8-341 AND 25-8-347 OF THE LDC TO ALLOW CUT AND FILL IN EXCESS OF FOUR (4) FEET ASSOCIATED WITH THE CONSTRUCTION OF THE WATER QUALITY FACILITIES.



VICINITY MAP
SCALE: N.T.S.

SITE SUMMARY:

TOTAL AREA	=44.370 AC.
SINGLE FAMILY LOTS	=19 LOTS
COMMUNITY RECREATION CENTER	=4.481 AC. (1 LOT)
PRIVATE STREETS	=2.904 AC. (1 LOT)
WATER QUALITY POND & P.E. LOT	=1.262 AC. (1 LOT)
NO. OF BLOCKS: 1	
NO. OF LOTS: 22	
L.F. OF STREETS: 2191 L.F.	
DENSITY: 0.43 SINGLE FAMILY UNITS/AC.	
PROPOSED IMPERVIOUS COVER	
ROADS AND DRIVEWAYS	= 1.887 AC. (4.2% GSA, 4.8% NSA)
19 RESIDENTIAL LOTS	= 6.139 AC. (13.8% GSA, 15.6% NSA)
* REQUIRED (18 LOTS x 7,000 SF = 133,000 SF OR 3.053 AC.)	
COMMUNITY RECREATION CENTER	= 0.300 AC. (0.7% GSA, 0.8% NSA)
TOTAL	= 8.348 AC. (18.73% GSA, 21.16% NSA)

TOTAL ALLOWABLE IMPERVIOUS COVER = 8.348 AC.

THE 100-YEAR FLOOD PLAINS ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS SITE IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 48453C0200 E, DATED JUNE 16, 1993 FOR TRAVIS COUNTY.

TO THE ENGINEER'S BEST KNOWLEDGE, THESE PLANS ARE COMPLETE AND ACCURATE AND IN COMPLIANCE WITH CHAPTER 23-8 SUBCHAPTER A OF THE LAND DEVELOPMENT CODE.

[signature] 4.11.05

RUBEN LOPEZ, JR., P.E. — DATE
CUNNINGHAM-ALLEN, INC
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TX 78746
512-322-2946 512-327-2973 (FAX)

ENGINEER:
CUNNINGHAM-ALLEN INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(512)327-2946, FAX (512)322-2923

SURVEYOR:
CUNNINGHAM-ALLEN, INC.
3103 BEE CAVE ROAD, SUITE 202
AUSTIN, TEXAS 78746
(512)327-2946, FAX (512)327-2973

OWNER/DEVELOPER:
KEY ENTERPRISES, INC.,
A TEXAS CORP.
TED L. STEWART, PRESIDENT
12490 F.M. 2244
AUSTIN, TX 78738
512-263-112A

TED L. STEWART
12480 F.M. 2244
AUSTIN, TX 78238
512-263-112A

RON AMIN:
3508 LOST CREEK BLVD.
AUSTIN, TX 78735
512-891-0503

LEGAL DESCRIPTION:
THOMAS J. CHAMBERS
8 LEAGUE GRANT
TOTAL (ACRES): 44.373
TOTAL (SQ. FT): 1,941,904.8

DEED REFERENCE:
44.573 AC TRACT
DOCUMENT NO. 2004145327
OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS
COUNTY, TEXAS

PRELIMINARY PLAN APPROVAL SHEET 1 of 2
FILE NUMBER C8-04-0164 APPLICATION DATE
APPROVED BY (ADM) (PC) (ZAP) ON UNDER SECTION ___ OF CHAPTER OF THE CITY OF AUSTIN CODE. EXPIRATION
DATE CASE MANAGER
(PREV) ORIGINAL APPLICATION DATE ______ DWPZ ___ DDZ ✓
TYPE OF REVISION: MAJOR ____ MINOR ____ SB 1704: YES __ NO __
[signature]
Director, Watershed Protection and Development Review
PRELIMINARY PLAN EXTENDED (under Chapter 30) ON ______
UNTIL ______ CASE MANAGER ______
Final Plats must be recorded by the Expiration date unless extended under Chapter 30.
COMMENTS: ______

TOPOGRAPHIC INFORMATION TAKEN FROM CITY OF AUSTIN C.I.S. 2' CONTOUR INTERVAL.
BEARING BASIS: GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (CORS) CENTRAL ZONE.
SEE GENERAL NOTES SHEET 2.

NOTE
THE CITY OF AUSTIN FULL DEVELOPED 100 YEAR FLOOD PLAIN DELINEATION FOR LOTS 8 THROUGH 13 IS BASED ON SURVEYED INFORMATION. REFER TO HEC RAS EXHIBIT AND PROPOSED EXCAVATION AND GRADING PLAN LOCATED IN THE CYPRESS BAY-LAKE AUSTIN ENGINEERING REPORT.

CA
Cunningham | Allen
Engineers • Surveyors
3103 Bee Caves Road, Suite 202
Austin, Texas 78746-6819
Tel: (512) 327-2946
Fax: (512) 327-2973

STATE OF TEXAS — RUBEN LOPEZ, JR. — 93745 — LICENSED PROFESSIONAL ENGINEER

CYPRESS BAY-LAKE AUSTIN PRELIMINARY PLAN

PROJECT No. 242.1301
DESIGN RLJ
DRAWN RLJ

SHEET 1 OF 2

C8-04-0164

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY SYSTEM. CITY OF AUSTIN WILL PROVIDE WATER SERVICE FOR THIS SUBDIVISION. WASTEWATER WILL BE PROVIDED BY INDIVIDUAL ONSITE SEPTIC SYSTEMS.

2. THE WATER UTILITY SYSTEM AND ONSITE SEPTIC SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY DESIGN CRITERIA. THE WATER UTILITY PLAN AND ONSITE SEPTIC SYSTEM MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER UTILITY SYSTEM AND ONSITE SEPTIC SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY. THE LANDOWNER MUST PAY ALL ASSOCIATED CITY INSPECTION FEES.

3. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER LINES IN THIS SUBDIVISION SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

4. THIS SUBDIVISION IS CLASSIFIED AS URBAN, AND ALL STREETS SHOWN HEREON WILL BE CONSTRUCTED TO CITY OF AUSTIN STREET STANDARDS.

5. ELECTRIC SERVICE FOR THIS SUBDIVISION WILL BE FURNISHED BY AUSTIN ENERGY.

6. PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.

7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROLS, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN EXCLUSIVE DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, SECTION 25-7-32 A.4.

9. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:

   A) APPLICABLE PORTIONS OF SIDEWALK FOR THE FOLLOWING STREETS: ANGOSTURA LANE AND ATLATL COVE, AND

   B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11. ALL DRAINAGE FACILITIES, HEADWALLS, OPEN CHANNELS, STORM SEWERS, AREA INLETS, DETENTION/RETENTION PONDS, WATER QUALITY CONTROLS, ETC. WILL BE LOCATED WITHIN DRAINAGE EASEMENTS AND COMPLY WITH SECTION 1.3.4 OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.

12. 1) PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN DEPARTMENT OF PLANNING AND DEVELOPMENT FOR REVIEW.

    2) THIS SITE IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED.

13. ON SITE DETENTION FOR THIS PROJECT IS NOT REQUIRED DUE TO ADJOINING AND DISCHARGING STORM WATER DIRECTLY TO LAKE AUSTIN, REFERENCE COA DCM 1.7.2.2.

14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY'S OWNER OR ASSIGNS.

15. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

16. THIS PROJECT IS LOCATED WITHIN THE LAKE AUSTIN WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS WATER SUPPLY SUBURBAN. THIS PROJECT IS SUBJECT TO CURRENT WATERSHED ORDINANCES OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE 25-8-393(1). THE TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

17. ACCESS IS PROHIBITED TO ANGOSTURA LANE FROM LOTS 1 & 4, BLOCK A.

18. THE CONSTRUCTION OF A BUILDING ON SLOPES OF 15-25 % ON LOTS 1 AND 4, BLOCK A WILL BE ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:

   A) IMPERVIOUS COVER ON SLOPES WITH GRADIENTS OF MORE THAN 15 PERCENT MAY NOT EXCEED 10 PERCENT OF THE TOTAL AREA OF THE SLOPES.

   B) THE TERRACING TECHNIQUES IN THE ENVIRONMENTAL CRITERIA MANUAL ARE REQUIRED FOR CONSTRUCTION THAT IS UPHILL OF DOWNHILL OF A SLOPE WITH A GRADIENT OF MORE THAN 15 PERCENT.

   C) WILDLIFE VEGETATION MAY NOT BE DISTURBED EXCEPT AS NECESSARY FOR CONSTRUCTION, AND DISTURBED AREAS MUST BE RESTORED WITH NATIVE VEGETATION.

   D) FOR CONSTRUCTION DESCRIBED IN THIS SECTION, A CUT OR FILL MUST BE REVEGETATED, OR A CUT OR FILL HAS A FINISHED GRADIENT OF MORE THAN 33 PERCENT, STABILIZED WITH A PERMANENT STRUCTURE.

19. LOT 12, BLOCK A, LOT 7, BLOCK A, LOT 22, BLOCK A, COMPRISE COMMUNITY RECREATION CENTER (PRIVATE), WATER QUALITY/DRAINAGE/PUBLIC UTILITY EASEMENTS, OR PRIVATE STREETS. THEY ARE NOT RESIDENTIAL LOTS.

20. STANDARD RETAINING WALLS WILL BE PROVIDED UNLESS NON-STANDARD WALLS ALTERNATIVE WALL DESIGNS ARE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.

21. THERE WILL BE NO CUTS OR FILLS IN EXCESS OF FOUR FEET (4') OUTSIDE OF THE RIGHTS-OF-WAY, UNLESS A VARIANCE OR WAIVER IS GRANTED.

17. SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ANGOSTURA LANE AND ATLATL COVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY LDC 25-1-351.

SIDEWALKS ALONG R.M. 2222 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. THE SIDEWALKS ALONG R.M. 2222 ARE SUBJECT TO APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY LDC 25-8-351.

22 THIS PROPERTY LIES WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN.

TA STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.

TT. ALL PRIVATE STREETS SHOWN HEREON ANGOSTURA LANE AND ATLATL COVE AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION. TOM, T.A.T.E.

70. IF LOT 11 BLOCK A (COMMUNITY RECEPTION CENTER - PRIVATE) IS DEVELOPED UNDER A CONDITIONAL USE PERMIT OR SITE PLAN WITH CUT AND/OR FILL IN EXCESS OF FOUR (4) FEET, EXCLUDING STRUCTURAL EXCAVATION, A VARIANCE TO SECTIONS 25-8-341 AND/OR 25-8-342 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE WILL BE PROCESSED WITH THAT PERMIT APPLICATION.

BENCHMARK #1: Mount Bonnell Rd. @ Grass Valley Dr., S/W corner, "triangle" on west side of inlet.
Source: COA Elevation: 721.53

BENCHMARK #2: Mount Bonnell Rd. @ Tartuga Trail, E/E corner, "triangle" on N/W corner at inlet on west curb of Tartuga Tr.
Source: COA Elevation: 582.17

BENCHMARK #3: RM 2222, south side, west of Lakewood Dr., "triangle" on center of headwall over Bull Creek.
Source: COA Elevation: 501.26

BENCHMARK #4: Railroad Spike set in 12" Elm tree Tag No. 7102, in +/- centre of Lot 13, Pinoche Lane.
Source: CAI Elevation: 501.86

BENCHMARK #5: Cotton Spindle Set in southeast side of 12" Live Oak Tag No. 3047, +/- 11.5' north of centerline of Pinoche Lane and +/- 765' west of centerline of RM 2222.
Source: CAI Elevation: 563.73

STREET DESIGN TABLE
(URBAN STANDARD DESIGN PROPOSED FOR ALL STREETS)

STREET NAME	STREET LENGTH	R.O.W./PVMT.	STREET CLASSIFICATION	DESIGN SPEED (MPH)	DESIGN CURB	SIDEWALK
ANGOSTURA LANE	1985 LF	50'/30'	LOCAL	25	6" CURB & GUTTER	BOTH SIDES
ATLATL COVE	228 LF	50'/30'	LOCAL	20	6" CURB & GUTTER	BOTH SIDES

AUSTIN ENERGY NOTES:

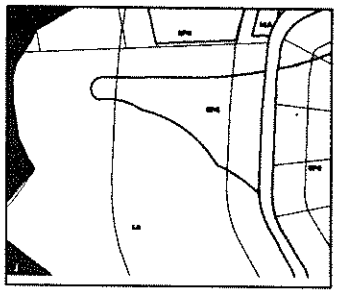
AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/ OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/ OF ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT.

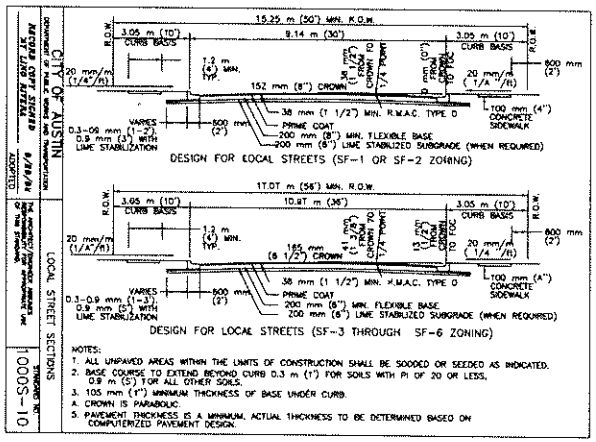
ADDITIONALLY SEE GENERAL NOTE 7

THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATION, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48453C0200 E DATED JUNE 16, 1993 FOR TRAVIS COUNTY.

ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE T.O.F.007 MINIMUM ABOVE THE 100-YEAR FREQUENCY FLOOD LEVEL ESTABLISHED BY FEMA. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS:
LOT 8, BLOCK A FF ELEV 505.0'
LOT 9, BLOCK A FF ELEV 503.0'
LOT 10, BLOCK A FF ELEV 506.0'
LOT 11, BLOCK A FF ELEV 503.0'
LOT 12, BLOCK A FF ELEV 503.0'
LOT 13, BLOCK A FF ELEV 505.5'
LOT 14, BLOCK A FF ELEV 506.5'
LOT 15, BLOCK A FF ELEV 507.0'
LOT 16, BLOCK A FF ELEV 507.0'



ZONING MAP
SCALE: N.T.S.



TYPICAL STREET SECTION

NOTE
THE CITY OF AUSTIN FULL DEVELOPED 100 YEAR FLOOD PLAIN DELINEATION FOR LOTS 6 THROUGH 17 IS BASED ON SURVEYED INFORMATION. REFER TO HEC RAS EXHIBIT AND PROPOSED EXCAVATION AND GRADING PLAN LOCATED IN THE CYPRESS BAY-LAKE AUSTIN ENGINEERING REPORT.

PRELIMINARY PLAN APPROVAL SHEET 2 of 2
FILE NUMBER C8-04-0164 APPLICATION DATE 11/04/04
APPROVED BY (ADM) (PC) (CC) ON 4/11/05 UNDER SECTION
OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. EXPIRATION
DATE 11/04/09 CASE MANAGER Jennifer Walker
IF REVISION ORIGINAL APPLICATION DATE DWPZ DDZ ✓
TYPE OF REVISION: MAJOR MINOR SB 1704: YES NO
Director, Watershed Protection and Development Review
PRELIMINARY PLAN EXTENDED (under Chapter 30) ON
UNTIL CASE MANAGER
Final Plats must be resubmitted by the Expiration date unless extended under Chapter 30.
COMMENTS:

C8-04-0164

3103 Bee Caves Road, Suite 202
Austin, Texas 78746-6819
Tel.: (512) 327-2946
Fax: (512) 327-2973
Cunningham | Allen
Engineers • Surveyors

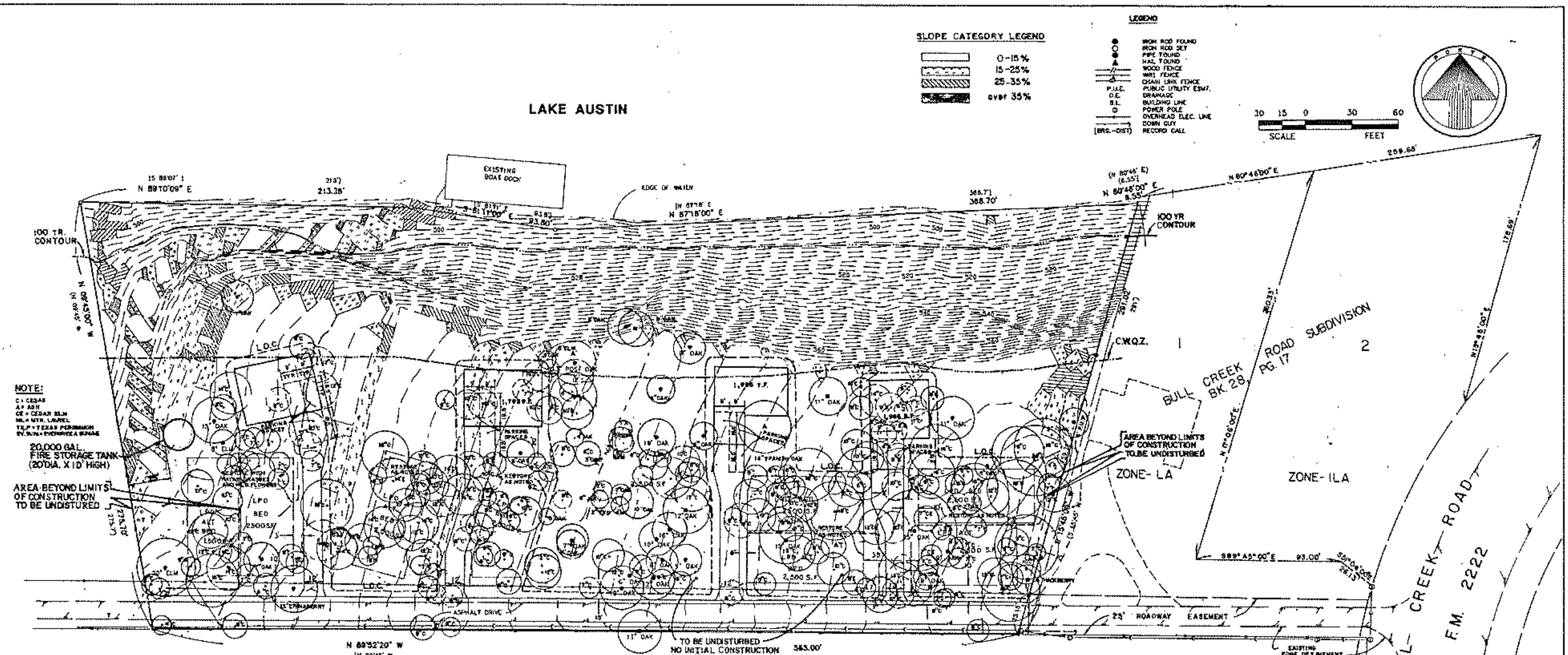
STATE OF TEXAS
RUBEN LOPEZ, JR.
83745
LICENSED PROFESSIONAL ENGINEER

CYPRESS BAY-LAKE AUSTIN
PRELIMINARY PLAN
NOTES

PROJECT No. 247.1301
DESIGN RLJ
DRAWN RLJ
CHK'D RLJ

SHEET 2 OF 2

L.L. I:\247\1301\[Drawings\Engineering Dept\Prelim Plan\SHT-PRELIMINARY.dwg, NOTES, 4/13/2005 1:08:27 PM, allsupthin, 1:1]



Project: Six Two Story Condominium Units
Location: 4825 D-K Ranch Rd
C.O.A. No #: C14 83-003.25

RE: Site Plan Processing

NET SITE AREA TABULATION CHART

TOTAL PROJECT AREA [Gray? Site]		[1]	3.83 ACRES
SITE DEDUCTIONS			
CRITICAL WATER QUALITY ZONE	1.47 ACRES		
WATER QUALITY TRANSITION ZONE	0.00 ACRES		
WASTEWATER IRRIGATION AREAS	0.00 ACRES		
SUBTOTAL		[2]	1.47 ACRES
UPLANDS AREA (1 MINUS 2)		[3]	2.36 ACRES
UPLANDS DEDUCTIONS			
SLOPES OVER 35% X 1.00	0.00 ACRES		
SLOPES 15 TO 35% X 0.80	0.03 ACRES		
SLOPES 15 TO 25% X 0.60	0.19 ACRES		
SLOPES 0 TO 15% X 0.00	0.00 ACRES		
SUBTOTAL		[4]	0.71 ACRES
TOTAL PROJECT DEDUCTIONS (2 PLUS 4)		[5]	1.69 ACRES
** NET SITE AREA (1 MINUS 5)		[6]	2.14 ACRES
IMPERVIOUS COVER ALLOWED AT 20% NSA UPLANDS		[7]	0.428 ACRES
IMPERVIOUS COVER ALLOWED AT 0 % TRANSITION ZONE		[8]	0.00 ACRES
TOTAL IMPERVIOUS COVER ALLOWED		[9]	~~0.424~~ ACRES 0.428
IMPERVIOUS COVER PROJECTED			
INTERNAL ROADWAYS		[10]	0.103 ACRES
ON SITE IMPERVIOUS FOR LOTS		[11]	~~0.304~~ ACRES 0.308
PERIMETER ROADWAYS		[12]	0.00 ACRES
TOTAL IMPERVIOUS COVER PROJECTED		[13]	~~0.434~~ ACRES 0.411
IMPERVIOUS COVER AS A PERCENT OF NET SITE AREA		[14]	~~40.9~~ % 19.2 %

COMPATIBILITY STANDARD

1. All exterior lighting will be hooded or shielded from the view of adjacent residential property. Section 13-2-736(y).
2. All dumpsters and any permanently placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-3 or more restrictive. Section 13-2-731(e).
3. The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of twelve (12), will be prohibited. Section 13-2-528 (d).
4. The noise level of mechanical equipment will not exceed 70 dBA at the property line adjacent to residential uses. Section 13-2-318(b)

HILL COUNTRY ROADWAY CORRIDOR

This site is located within the Hill Country Roadway Corridor and is subject to review and approval under Section 13-2-780. Building height is limited to 28 feet (Section 13-2-782.4). All on-site utilities shall be located underground unless required by the utility to be otherwise located (Section 13-2-782.5).

PARKING SUMMARY TABLE

Chapter 13-3 Art. V, Schedule A off Street Parking Requirements for Condominium;

Dwelling Unit Size	Spaces Per Unit
Two bedroom or larger	2.0
Each Additional bedroom	0.5
4 Bedroom Units	3.0

FOUR 4-Bedroom Units X 3.0 Spaces Per Unit = 12 Spaces Provided.

REVISED CALCULATIONS

~~REVISED NET SITE AREA CALCULATIONS (prepared from the on the ground topographical survey)~~

Slope Categories	Acres	% Usable	Net Site Area (ac.)
0-15%	2.16	100%	1.89
15-25%	0.43	40%	0.13
25-35%	0.13	20%	0.01
over 35%	1.12	-0-	[illegible]
acres	3.83		2.03

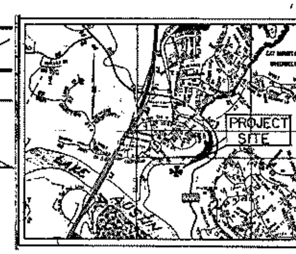
ALLOWABLE IMPERVIOUS COVER
Watershed Category: Water-Supply Suburban, Class 1
Upland Zone; Residential; 20-percent impervious
Net Site Area of 2.03 ac. X 20% = 0.4060 ac.
0.4060 ac. = 17,683 SF

REVISED IMPERVIOUS COVER CALCULATIONS

Type of Use	Area (Sq. Ft.)	
Roadway widening	560'x8'	4,480 SF
Driveways and Parking		5,180 SF
Buildings	4 x 1985 SF	7,940 SF
Total		17,600 SF ~ 0.404 ac.

IMPERVIOUS COVER CALCULATION COMPARISON OF APPROVED ZONING SITE PLAN TO REVISED SITE PLAN

Type of Use	Approved Area (Sq. Ft.)	Revised Area(Sq. Ft)
Road	11,600	4,480
Driveways and Parking	5,820	5,180
Buildings	10,320	7,940
Totals	27,740	17,600



LOCATION MAP

AMENDMENT ZONING SITE PLAN RELEASE Sheet 1 of 2
FILE NUMBER: C14-83-003.25 EXPIRATION DATE: NONE
CASE MANAGER: GIBSON APPLICATION DATE:
APPROVED ADMINISTRATIVELY ON:
APPROVED BY PLANNING COMMISSION ON: 7-5-94
APPROVED BY CITY COUNCIL ON:
under Section 160 of Chapter 13-1 of the Austin City Code.
Don E Gilbson for Kathleen Lawson FW
Director, Department of Planning and Development
DATE OF RELEASE: 5-7-94 Zoning: SF-6
Rev. 1 5-7-94 Correction 1
Rev. 2 Correction 2
Rev. 3 Correction 3
[illegible] PRIOR TO BUILDING PERMIT OR SITE DEVELOPMENT.

PREPARED BY: Timothy E. Haynie, P.E. No. 36982 — 10-7-93 DATE

REVIEWED BY: FOR DEPT. OF PLANNING AND DEVELOPMENT — DATE

AMENDMENT TO THE ZONING SITE PLAN
FOUR-TWO-STORY CONDOMINIUM UNITS

CASE NUMBER: C14-83-003.25

T. E. HAYNIE & ASSOCIATES
Civil Engineers and Land Surveyors
AUSTIN, TEXAS

SHT. No. 1 OF 2

NOTE: 5-7-94
1. Located Fire Storage Tank
2. Revisions of Net Site Area Tabulations

C14-83-003.25

ATTACHMENT D

MEMORANDUM

FROM: Sylvia R. Pope, P.G.
Environmental Resources Management
Watershed Protection Department

TO: Environmental Board Members

DATE: June 2, 2010

SUBJECT: Recommendations for canyon rimrock Critical Environmental Features identified on the Bull Creek Planned Unit Development (PUD) site. Case No. C814-2009-0139.

This tract, located on the shores of Lake Austin and the mouth of Bull Creek, contains two canyon rimrock Critical Environmental Features (CEFs). The applicant's environmental consultant; Horizon Environmental Services, Inc.; and I identified the canyon rimrock CEFs on December 7, 2009. The locations and descriptions of Rimrock 1 and Rimrock 2 CEFs are included in the PUD application as Exhibit N.

The canyon rimrock CEFs are outcrops of the Glen Rose Formation. Rimrock 1 is 400 feet long by 8 feet in height. Rimrock 2 is 133 feet long by 6 feet in height. This stratigraphic horizon forms canyon rimrock CEFs at multiple locations along the northern and eastern shoreline of Lake Austin. No seeps or springs are associated with either rimrock.

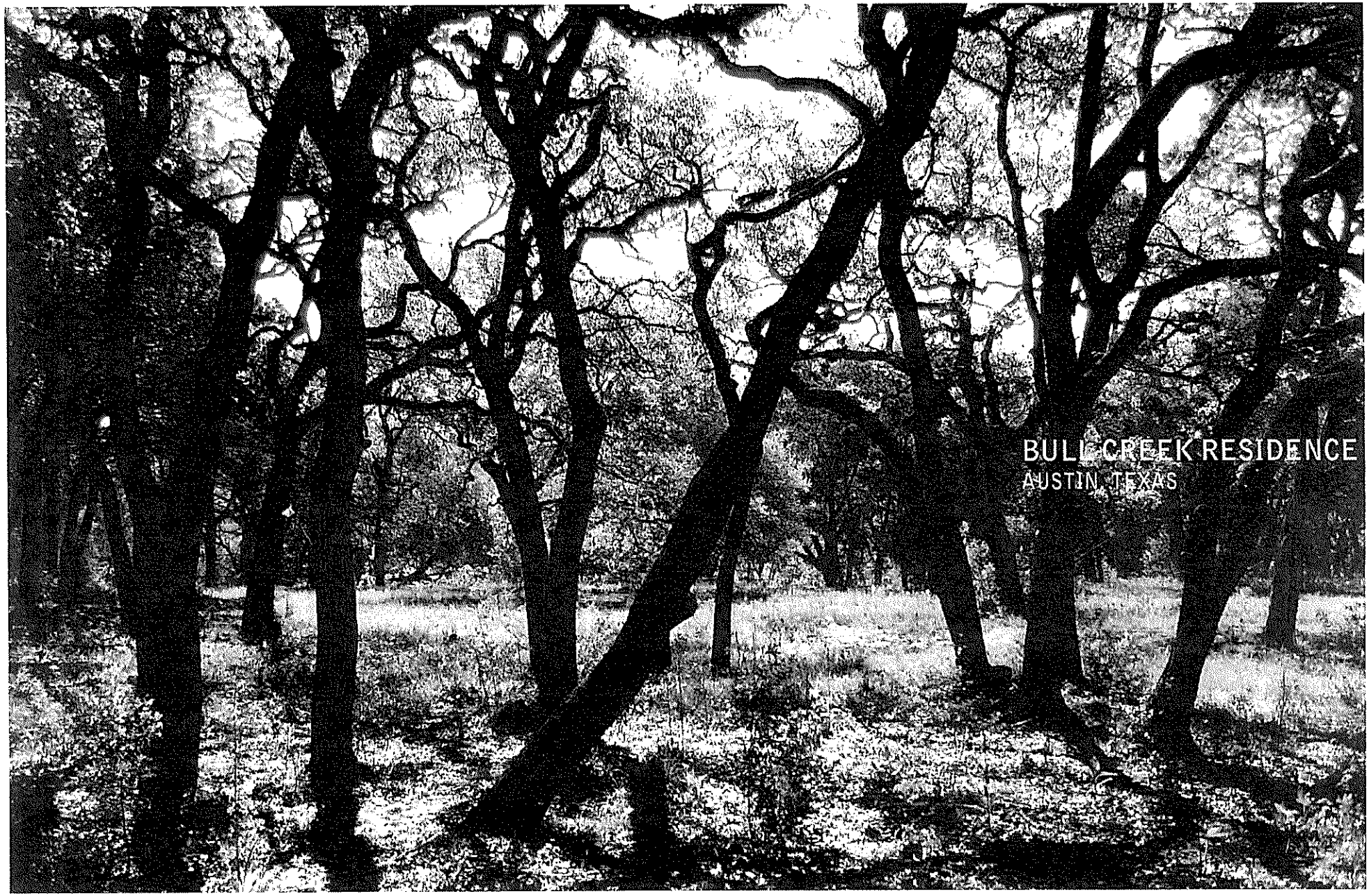
Canyon rimrock was first identified and regulated as a Critical Environmental Feature with the implementation of the Comprehensive Watersheds Ordinance in 1986. The reason for their designation as a CEF was to reduce sedimentation in creeks originating as erosion from construction. Water quality problems had resulted from the disturbance of vegetation and soils in close proximity to vertical rock faces along canyonheads. In order to reduce the impacts to receiving waters, canyon rimrock was defined and an upslope buffer was required. This buffer establishes a no disturbance area that allows any sediment that bypasses erosion and sedimentation controls to settle out within a vegetated area prior to reaching a vertical rock face adjacent to a waterway. The Comprehensive Watersheds Ordinance also established a standard CEF buffer distance of 150-foot width. This width was determined from predictive models of the overland distance traveled by sediment particles from construction sites.

The Bull Creek PUD proposes 50-foot wide CEF Buffers for Rimrock 1 and Rimrock 2. The 50-foot wide buffer for Rimrock 1 will remain undisturbed during any future construction projects. Construction of the guest house will temporarily reduce the buffer for Rimrock 2 to 40 feet but the disturbed area will be revegetated in accordance with City of Austin Standard Specification Item No. 609S.

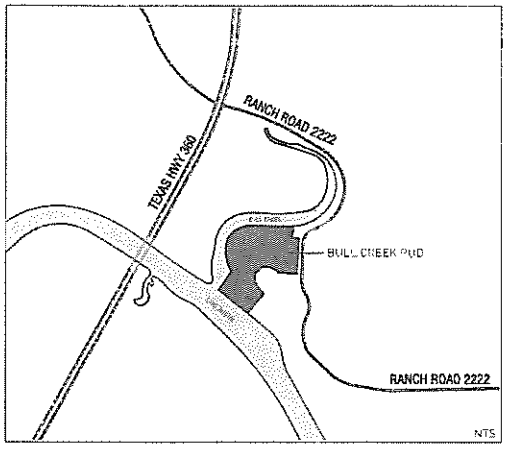
I am in agreement with the proposed 50-foot wide CEF buffers for the following reasons:

1.) The hydrogeologic characteristics and aesthetic integrity of Rimrock 1 and Rimrock 2 will be preserved.
2.) Where the area upslope of a canyon rimrock has gentle to moderate slopes, it is vegetated and the proposed development is not high density; a reduction of the standard 150-foot width CEF buffer may be warranted. In this case, Exhibit L shows that most of the area upslope of Rimrock 1 and Rimrock 2 is less than 15% slope.
3.) 50-foot wide CEF buffers adjacent to similar canyon rimrock have been granted for other tracts such as in the Steiner Agreement for Steiner Ranch and other subdivision, multi-family and commercial tracts.
4.) The previous plat for a portion of this tract proposed construction of condominium units directly on or near Rimrock 1. That plat was vacated prior to submittal of this PUD application. The PUD application will not result in disturbance to Rimrock 1 or Rimrock 2.
5.) The applicant has adjusted their land use plan to eliminate direct disturbance to the canyon rimrock CEFs. The PUD proposal protects the canyon rimrock CEFs while allowing the owner reasonable use of this extraordinary property.

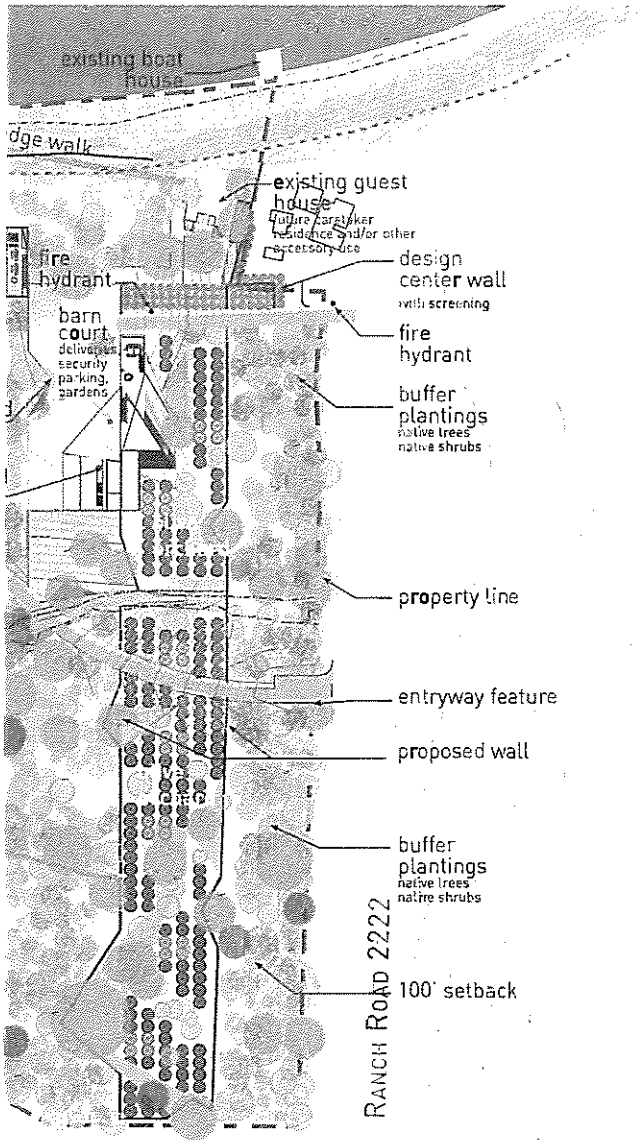
cc: Clark Patterson, Planning and Development Review Department
James Dymkowski, Planning and Development Review Department
Ingrid McDonald, Planning and Development Review Department
Andrew Clamann, Watershed Protection Department
Patrick Murphy, Watershed Protection Department



C814-2009-0139



VICINITY MAP/BULL CREEK PUD



NOTE: **Proposed site development regulations, waivers from and modifications of the code are listed on the exhibits supporting the land use plan.**

NOTE: **All buildings and structure locations are approximate and subject to final design.**

NOTE: **Installed fire protection systems to be approved and inspected by Austin Fire Department, in accordance with Exhibit D, General Note 8.**

ACREAGE: **53.8741**

SCALE 1.0" = 100.00'

0 50 100 200 300

10.2010 **BULL CREEK PUD EXHIBIT C -** LAND USE PLAN

CITY OF AUSTIN CASE NUMBER: **C814-2009-0139**

BULL CREEK PUD
EXHIBIT D – NOTES

BASE ZONING AND PERMITTED USES

1. Land uses within the LA zoning district shall be permitted uses.

2. Additional permitted uses shall include:

   - Crop Production
   - Urban Farm

3. During construction, the existing structure on the property may be used as a dwelling and for activities to assist the site with construction.

GENERAL NOTES

1. The PUD will comply with the Hill Country Roadway Ordinance, with the following exceptions, because of its character as a single family residence with accessory structures:

   a. Land Development Code (LDC) Sections 25-2-1122, *Floor to Area Ratio of a Nonresidential Building,* and Section 25-2-1123, *Construction on Slopes* – Construction on slopes shall only need to comply with Exhibit K. The guest house will not disturb slopes greater than 25 percent, but will merely span them, similar to a free span bridge structure. Although construction will not actually occur on slopes greater than 25 percent, this variance request is required, due to staff's interpretation of the City's code.

   b. LDC Section 25-2-1126, *Building Materials* – The small amounts of reflective and non-native building materials included on structures will be 100 feet behind a 10 foot tall masonry wall that is located 100 feet from the ROW of RM 2222 and behind dense vegetation with additional native tree and shrub plantings.

   c. Environmental Criteria Manual (ECM) Sections 3 through 3.3.5, *Tree Surveys* – The Project will provide a survey of the eight inch trees on the property. Single family regulations only require documentation of 19 inch and greater trees. Mitigation will conform to the tree permits approved for the property by the City's arborist.

   d. The following provisions shall supersede the Hill Country Roadway Ordinance landscaping provisions of the LDC and ECM:

      1) A 100 foot roadway vegetative buffer shall be provided from the RM 2222 right-of-way. At or outside of the proposed 100 foot roadway vegetative buffer, a ten (10) foot tall wall/fence is proposed for the purposes of visibility and sound attenuation. The owners intend to supplement the existing native vegetation with additional native tree plantings between RM 2222 and the wall. The intent of the additional tree plantings is to

preserve and enhance the view of native vegetation for vehicles along RM 2222. Additionally, entryway features may be allowed within the 100 foot setback in the vicinity of the driveways for purposes of locating the address of the property and providing screening between properties.

2) At least 40 percent of the site in the Hill Country Roadway 1000 foot setback area shall be left in a natural state, except for vegetative management activities in accordance with a) the existing wildlife management plan approved by the Travis County Appraisal District for the property and b) the Ecological Conservation and Preservation Plan outlined in Exhibit E of this PUD.

e. LDC Section 25-5-142, *Land Use Commission Approval* - The project will go before the Land Use Commission for approval as part of the PUD process. The Owner has agreed to provide administrative site plans for the following: improvements to the swim area, boat docks, and proposed habitat for migratory waterfowl. If environmental variances are requested for the recreation building, then an administrative site plan shall be submitted for it.

2. Impervious cover shall be limited to 14 percent of the net site area of the overall property.

3. All proposed and/ or manmade environmental features are defined in the Land Development Code and the Environmental Criteria Manual, and are not classified as features that are of critical importance to the protection of environmental resources. These manmade environmental features shall include seasonal holding ponds created and/or proposed by this PUD, and shall not be considered CEFs and/or wetlands either now or in the future. In doing so, they shall not be required to comply with Land Development Code Sections 25-8-281 and 25-8-282, or any future modifications to these sections of the code.

4. All utilities and/or lift stations located within the PUD perimeter boundary shall not require the dedication of any easements. The owner agrees to allow utility providers, with 24 hours notice, to construct, operate, maintain, repair, replace and upgrade utilities and/or lift stations in, under and across the property, only in locations approved by the owner. The approximate location of utilities and utility lines are shown within the PUD documents. Final utility locations are to be determined at a later date.

5. Energy consumption and ratings shall be measured by taking all of the meters on the site into consideration rather than each single meter.

6. The project will comply with the single family residential tree removal and clearing requirements of the City Code in effect on the date the PUD application was submitted. The PUD is for one single family residence with accessory uses. A tree clearing permit shall be required only for 19 inch diameter and larger protected trees.

7. Lighting for the skyspace structure shall only allow a low level of interior lighting outward. Only a very small amount of light will escape skyward through the opening, but no lights will be directed at the opening itself. Light fixtures will have a diffusing

cover over them. Luminaires shall not shine directly onto neighboring properties, roadways or distribute excessive light skyward.

8. The proposed main house, barn, recreation center, and guest house structures shall provide fire sprinkler protection. As part of the building permit process, the Owner shall work with Austin Fire Department to develop final designs in accordance with NFPA standards.

9. The Owner shall:

   a. Continue to accept and convey all offsite runoff through the Property.

   b. Not increase the velocity of the runoff beyond the Property, including appropriate detention, if necessary.

   c. Operate, maintain, replace, upgrade, and repair any natural drainage ways and related facilities.

   d. Allow the City to inspect the drainage area with prior written notice and an appointment with the Owner or Owner's agent.

10. In a restrictive covenant, the Owner shall agree to:

   a. Limit the number of boat slips on the property to the number that is existing, as of the date of this ordinance, and

   b. Not use the boat slips for commercial purposes.

11. Cypress fringes are located on portions of the property and are shown accordingly. However, there is no setback associated with them.

12. The swim area may be reconstructed not to exceed 50 feet from the shoreline, in accordance with the hatched area as shown in Exhibit I. Shoreline modifications for the swim area will exceed LDC and ECM requirements in order to preserve the natural and traditional character of the shoreline (LDC 25-7-61(A)(5)), maintain the integrity of protected riparian areas and minimize damage to physical and biological characteristics (ECM 1.7.7(A)). Facets of the proposed plan will:

   a. Maintain the water quality benefits and biological integrity of a functioning, natural, vegetated shoreline by providing landscape details which replace existing shoreline vegetation with more desirable native species that provide bank stabilization and natural character;

   b. Provide the slope of a natural shoreline with minimal stone toe armor pursuant to the current recommendations for bank stabilization of City of Austin Environmental Resource Management Division wetlands biologist;

c. Provide native wetland plantings as mitigation for any impacts to protected wetland areas with the approval of City of Austin Environmental Resource Management Division wetlands biologist;

d. Provide the seal of a Texas professional engineer to certify that the hydraulic and structural design of dock and shoreline treatment are adequate that the improvement complies with the ordinances of this City, DCM and the laws of this State (LDC 25-7-62);

e. Eliminate the use of wire mesh fencing in the water; and

f. Provide a site plan for dock/deck/shoreline modifications.

13. Administrative site plans shall be submitted for review and approval for new improvements to the swim area, boat docks, and proposed habitat for migratory waterfowl. If environmental variances are requested for the recreation building, then an administrative site plan shall be submitted for it. Due to the overall residential use, no other site plans shall be required.

Site plan regulations, such as Hill Country Roadway, landscaping, and other requirements applicable to commercial uses shall not be applied to the administrative site plan(s). Tree surveys shall be submitted when required by single family regulations, in accordance with such regulations for 19 inch and greater trees.

Project duration shall not apply, as outlined in the code modification table. The improvements shown in an administrative site plan(s) shall be constructed within ten years after the date of its approval.

14. As part of the building permit approval process, the City may review and inspect the grading and erosion and sedimentation controls for the main house (and driveway), barn, guest house, and Turrell skyspace art piece to ensure compliance with environmental variances described in the PUD exhibits. Tree surveys shall be submitted when required by single family regulations, in accordance with such regulations for 19 inch and greater trees.

15. As part of the 50 foot buffer proposed for Rimrock 1 and 2, as shown on Exhibit N, Critical Environmental Features, the following conditions shall apply:

a. A 40 foot limit of construction be maintained from Rimrock 1 and 2,

b. The 10 foot wide area within the CEF buffer that is disturbed during construction must be revegetated with plants and seeds from City of Austin Standard Specification Item No. 609S, and

c. Erosion and sedimentation controls must be placed at the limits of construction.

16. Sidewalk requirements for the site will be met by the Applicant through the posting of fiscal.

CODE MODIFICATIONS

CODE SECTION	DESCRIPTION	PROPOSED CODE MODIFICATION
Section 25-1-535(B)(4)	Describes how long project duration applies to projects within the Drinking Water Protection Zone	Modifies project duration expiration date of site plans completed for the PUD to ten years after the date of approval of each individual site plan.
Section 25-2, Subchapter B, Article 2, Division 5, 2.3.1	Describes Tier One minimum requirements that PUDs must adhere to	Modifies Tier One requirements consistent with this PUD.
Section 25-2, Subchapter B, Article 2, Division 5, 3.1	Describes land use plan amendment and expiration requirements	Clarifies that including additional accessory uses and structures may be approved administratively by the Director, and does not constitute a substantial amendment.
Section 25-2-492	Describes the permitted, conditional, and prohibited uses for the LA zoning district, as well as site development regulations.	1) Modifies the permitted land uses allowed on the property, and 2) Modifies the interior side yard setbacks to zero within the PUD.
Section 25-2-551(B)(2)	Describes shoreline setback requirements for LA zoning	Modifies the LA district regulations to allow a proposed constructed habitat for migratory waterfowl, decks, trails, impervious walks, boardwalk, terraces, skyspace structure, site electrical, weir system, berms, swimming area, and related improvements to be located within the shoreline setback. Also allows maintenance and remodel of existing swimming area, boat docks, walkways, and associated facilities. Related cut/fill required for the improvements listed above shall be allowed in accordance with PUD Exhibit J.
Section 25-2-551(B)(5)	Describes shoreline setback requirements for LA zoning	Modifies the LA district regulations to allow development on limited gradients that exceed 35 percent. This modification would be applicable to the guest house and recreation building, as shown on Exhibit K.
Section 25-2-863(C)	Describes urban farm requirements	Modifies the requirements to allow an urban farm on a site greater than five acres.

Section 25-2-893(D)	Describes accessory uses for principal residential uses	Modify the accessory use regulations to allow two guest houses.
Section 25-2-900	Describes home occupations	Modifies the home occupation requirements so that only the following home occupation regulations apply: 1) a home occupation may occur within the primary residence or accessory structures and 2) a home occupation may include the occupant of the primary residence and staff assisting with property and household management, domestic service household maintenance (interior and exterior), landscaping, security, bookkeeping, and personnel working for the owner or owner's nonprofit foundation.
Section 25-2, Subchapter F: Residential Design and Compatibility Standards	Describes residential design standards for new homes to ensure compatibility within existing neighborhoods	Modifies Section 2.5 so that the interior side yard setbacks are zero within the PUD and modifies Section 2.6 so that the interior lot line setback planes do not apply within the PUD.
Section 25-5-81(B)	Describes site plan expiration	Modifies the expiration date of site plans for the PUD to ten years after each individual site plan.
Section 25-7-152	Describes dedication to the public of an easement or right-of-way for a drainage facility and stormwater flow	Modify this requirement so that a drainage easement dedicated to the public is not required for the arroyo within the property. An easement for the FEMA floodplain will be dedicated along Bull Creek.
Section 25-8-64	Describes impervious cover assumptions	Modify the requirement to allow impervious cover to be calculated over the entire property and not on a lot by lot basis.
Section 25-8-261(C)	Describes requirements within the Critical Water Quality Zone	Modify the requirements to allow a proposed migratory bird habitat, birdbath facilities, decks, levees, trails, sidewalks, boardwalk, remnant foundation, terraces, skyspace structure, security equipment, wiring, swimming area, and related facilities to be located within the CWQZ, as shown in Exhibit C. Also allows maintenance and remodel of existing swimming area, boat docks, walkways, and terraces. Related cut/fill required for the improvements listed above shall be allowed in accordance with PUD Exhibits J.
Section 25-8-281(B)	Describes critical environmental features (CEF)	Modify the requirements to allow CEFs to be located on this residential lot, since access to this area will be restricted due to its minimal use as a single family residence, as well as ongoing

		ecological preservation and restoration efforts.
Section 25-8-281(C)	Describes CEF buffers	Modify the requirements to allow a 50 foot buffer for Rimrocks 1 and 2, and a 150 foot buffer for the emergent wetland fringe located within Bull Creek. For the emergent wetland fringe located within Bull Creek, the following items may be located within the buffer area: trails, existing retaining wall, proposed trees, stone stairs, regraded slope, migratory habitat for waterfowl, raised wood boardwalk, native plant garden, security equipment, wiring, and related facilities.
Section 25-8-302(A)(1) and (2)	Describes construction of a building or parking area	Modify the requirements of this section to allow small portions of building and parking area proposed near the guest house to be constructed on slopes greater than 25 percent, as shown on Exhibit K.
Section 25-8-302(B)	Describes construction of a building or parking area	Modify the requirements to this section to incorporate construction on gradients greater than 25 percent. This will be applicable to portions of the property shown in Exhibit K.
Section 25-8-302(B)(2)	Describes construction of a building or parking area	Modify the requirement for terracing construction uphill or downhill of a slope with a gradient of more than 15 percent, so that it is optional for the guest house structure, as shown in Exhibit K. Terracing shall be optional for the portion of the slopes that are not constructed on, but merely spanned by the building.
Section 25-8-321	Describes when clearing of vegetation is allowed and prohibited	Modify the requirements of this section to allow clearing of vegetation and clearing of trees under 19 inches in diameter for the planting of an olive orchard approximately four (4) acres in size, as shown approximately on Exhibit C.
Section 25-8-341	Outlines cut requirements	Modify the requirements of this section to allow cuts to exceed four feet in depth at the following locations: adjacent to the skyspace structure, near the main house and for a small portion of the driveway, adjacent to and near the guest house, and the entryway for the recreation building, as shown in Exhibit J.
Section 25-8-342	Outlines fill requirements	Modify the requirements of this section to allow fills to exceed four feet in depth at the following locations: adjacent to the skyspace

		structure, around the main house, for portions of the driveway and culvert, and adjacent to the guest house, as shown in Exhibit J.
Transportation Criteria Manual Section 5.3.P. and COA Standard 433S-1	Describes driveway grade breaks	Modify this requirement to allow a driveway apron to slope away from the street and to exceed a two (2) percent grade for the entire driveway apron, as shown in Exhibit M.

BULL CREEK PUD
EXHIBIT E – ECOLOGICAL PRESERVATION/REHABILITATION PLAN

The Bull Creek PUD property has remained more or less intact in the midst of a highly developed urban area. However, over the years it has been overgrazed by domestic livestock and generally neglected which has resulted in a proliferation of nonnative and invasive species. Its diverse attractions include lake and creekside frontage, gently rolling hills, arroyos, mature oaks and junipers, and a wide expanse of meadows. Thus, the property has the potential to become a species-rich biosphere with many benefits to wildlife, water quality and the neighboring landscape.

GOAL

To initiate an on-going program of landscape interventions designed to hasten positive changes that will help the property self-heal, so that more diverse plant communities with greater ecological stability will thrive. The intention is to make the property more hospitable and attractive to wildlife and humans alike.

PREVIOUSLY INITIATED WORK

1. Meadow Rehabilitation – Native grasses have been planted to restore the grassland area to its natural state. This process was started in 2008 and efforts will continue for four seasons on approximately 12 acres of the site.

2. Removal of Invasive Tree Species – Non-native species of trees have been removed. However, this is an ongoing project and most efforts have been focused on woody plant species. This program of removing aggressive invasive species will be part of the continuing management plan for the property.

3. Native Hardwood Tree Plantings – Over the last year, the following trees and shrubs have been planted, with appropriate irrigation, to create diversity to the woodlands areas on the site: 125 – 15 gallon trees, 6 – 20 gallon trees, 27 – 30 gallon trees, 30 – 65 gallon maple trees (4 inch calipher balled and burlapped), for a total of 188 trees and shrubs. Numerous additional trees are proposed to be planted over the next several years.

4. Slope Stabilization – Slope stabilization has been installed where dense stands of invasive species have been removed and in the woodlands areas where some of the cedar or ashe juniper have been thinned to help control erosion. In accordance with the proposed removal of invasive species, additional slope stabilization is proposed.

GENERAL STRATEGIES FOR IMPROVING CONDITIONS

1. Remove invasive species each growing season and replacing with native trees, shrubs, grasses, and forbs.

2. Through plowing, direct seeding of native grasses and forbs, and cultivation of cover crops, suppress noxious weeds, reduce soil compaction, and gradually increase the successful establishment of native grasses and wildflowers.

3. Improve soil ecology through a program of organic fertilization and inoculation with micro-organisms. This will enhance the establishment of native grasses.

4. Reduce the domination of ashe juniper through select clearing, in order to allow understory plants a chance to thrive.

5. Enrich the woodlands by planting more native hardwoods and shrubs over multi-seasons.

6. Improve the filtering of stormwater run off by the establishment of native grasslands, and by proper management techniques such as timely mowing, creation of swales to guide runoff to areas where it can be absorbed, and to monitor fragile and unstable areas to avoid wash outs.

7. Stabilize eroded slopes, old roads, bare areas, and other remnants of past land uses practices by setting check logs, rock berms, and mulch.

8. Construct "guzzlers" or wildlife water features to provide water during drought periods.

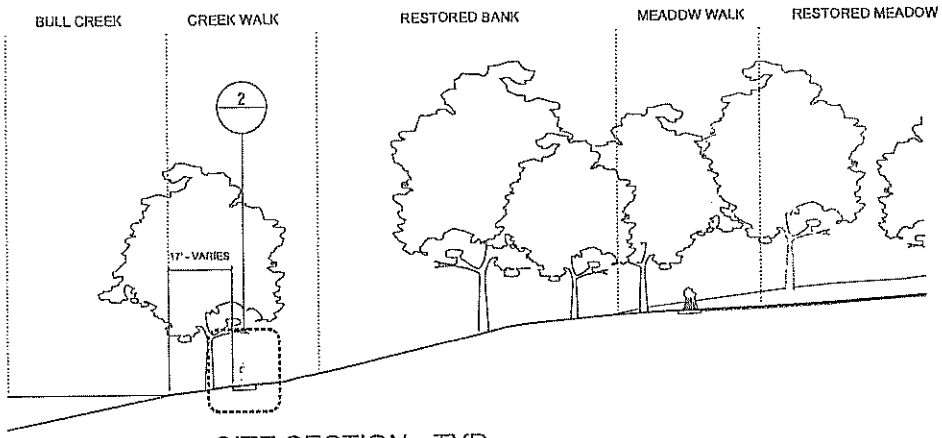
9. Coordinate landscape efforts to comply with wildlife management plans. This includes following Plateau Consultant's guidelines for clearing, mowing, and other activities.

10. Avoid or strictly limit use of any chemicals that could have a negative effect on groundwater quality or wildlife.

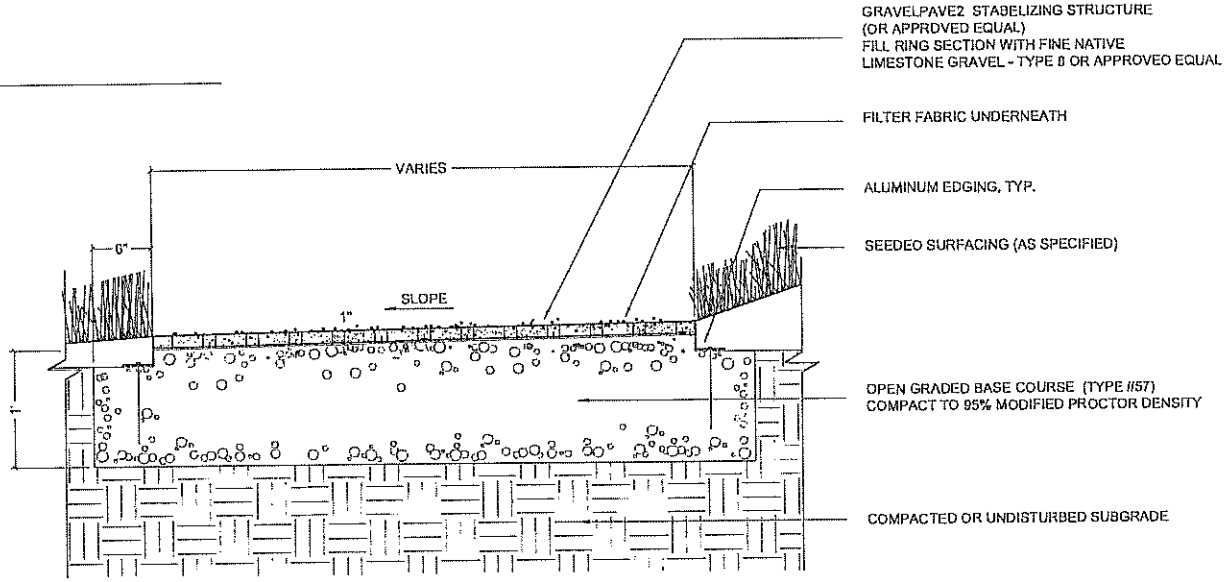
11. Provide brush piles in certain areas of the property for wildlife use.

12. Seek the advice and consultation of other experts such as the U.S. Fish and Wildlife Service, the Ladybird Johnson Wildflower Center, Texas A&M range ecologists, and the Natural Resource and Conservation Service on restoration projects.

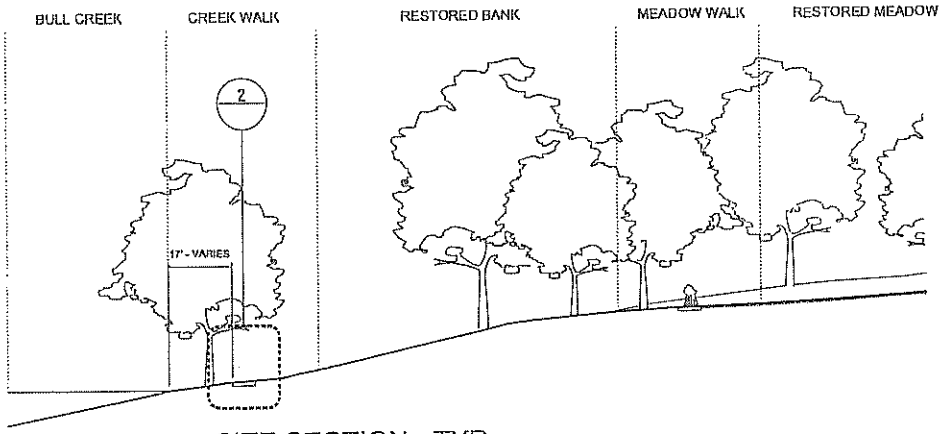
13. Continue to conduct annual bird and mammal surveys to assess the health of the wildlife population.



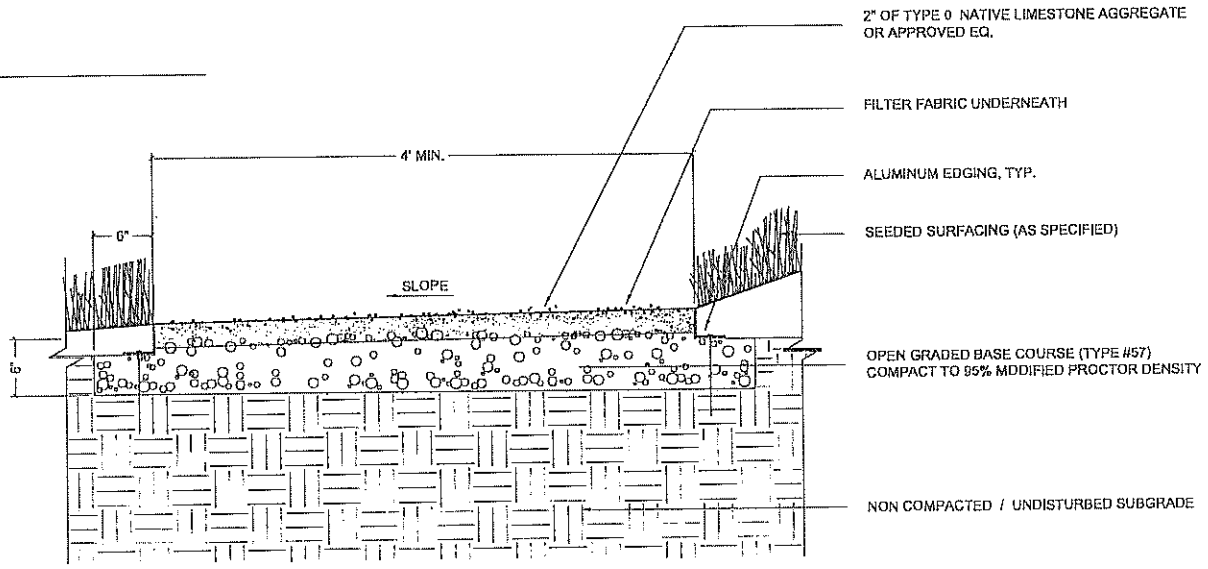
1 SITE SECTION - TYP.
SCALE: 1/02"=1'-0"



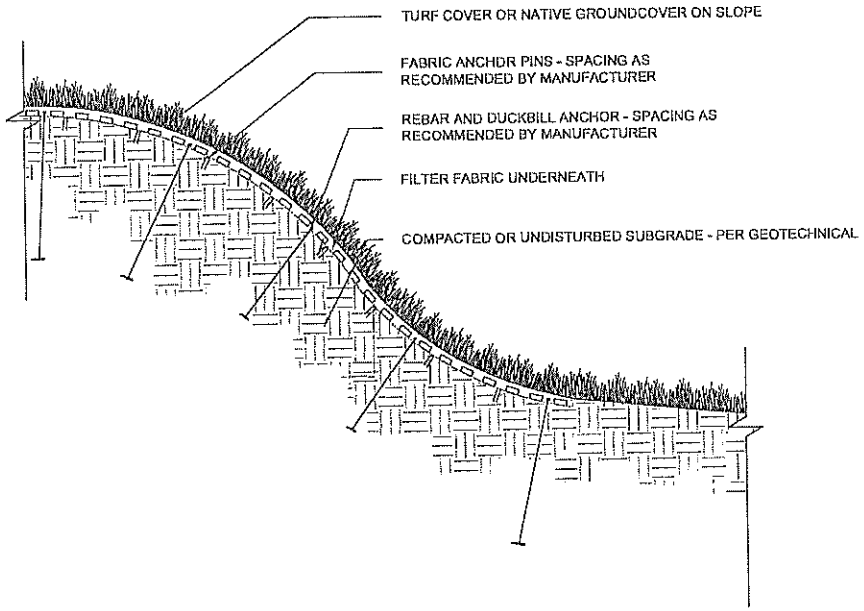
2 VEHICULAR PERVIOUS WALK SECTION - TYP.
SCALE: 1"=1'-0"



1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"

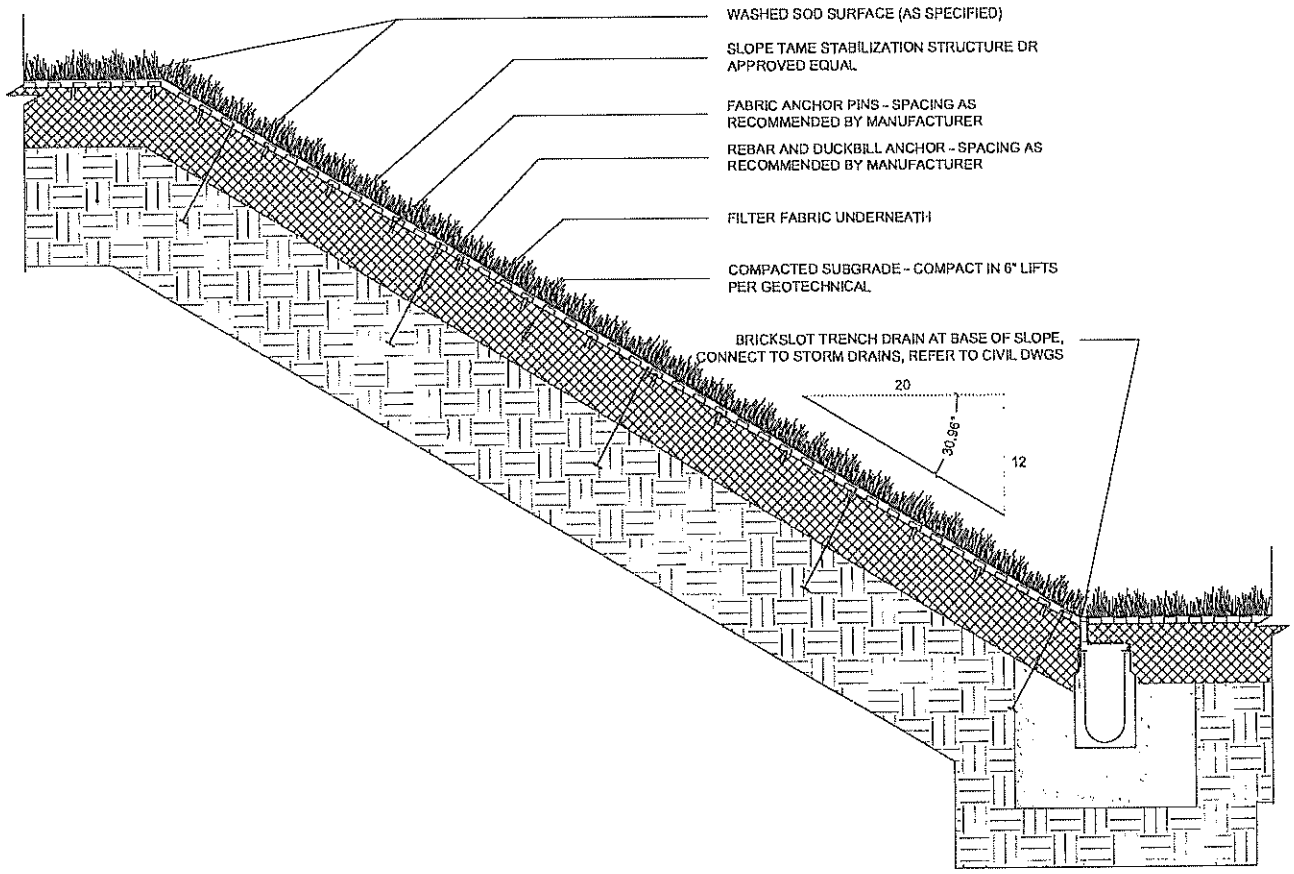


2 PEDESTRIAN PERVIOUS WALK SECTION - TYP.
SCALE: 1"=1'-0"



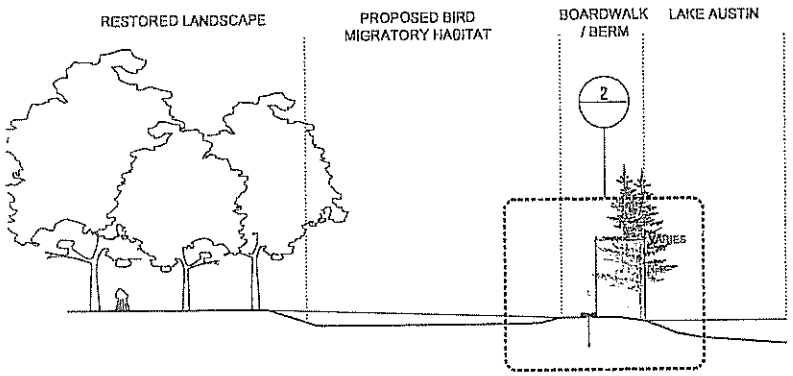
1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.

SCALE: 1"=1'-0"

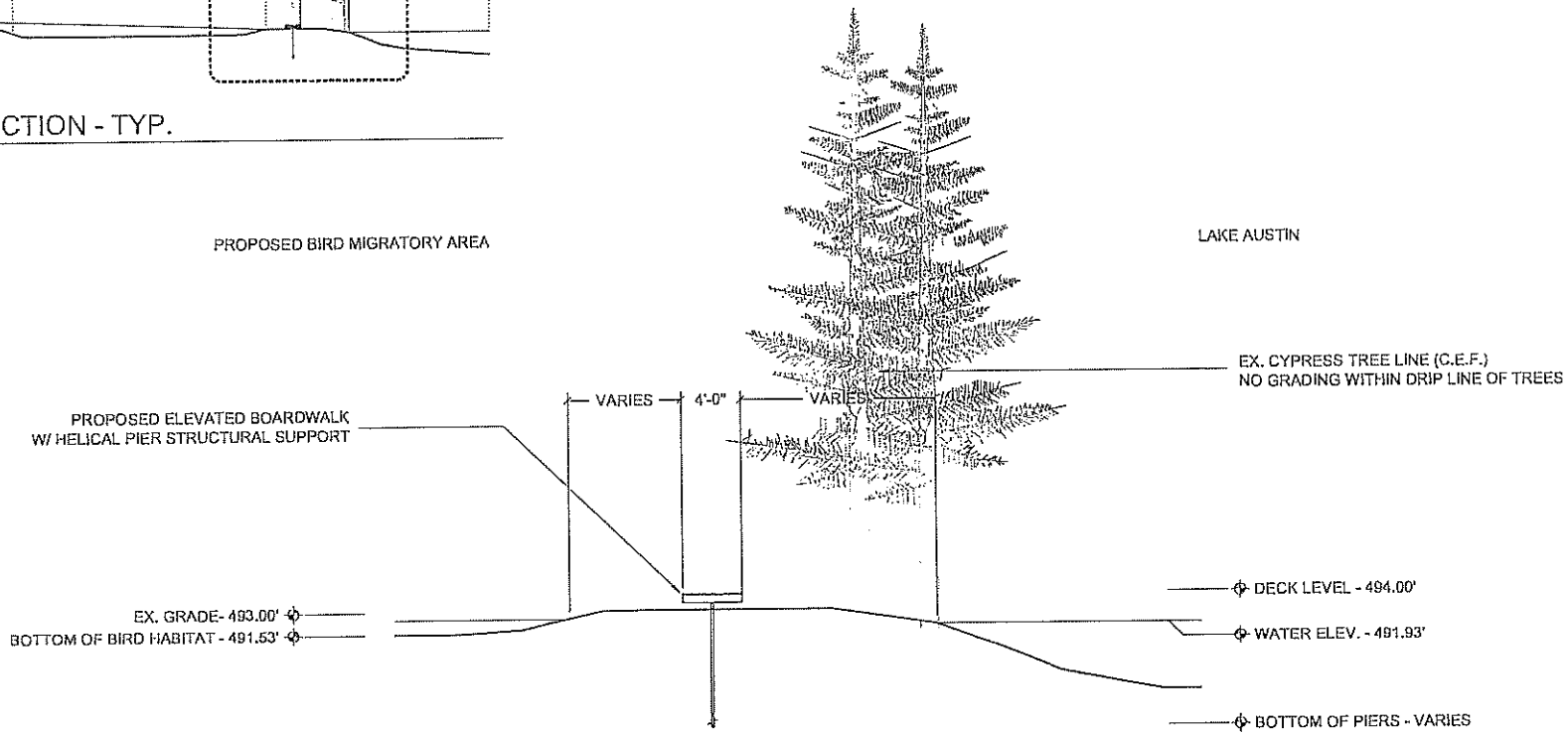


1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.

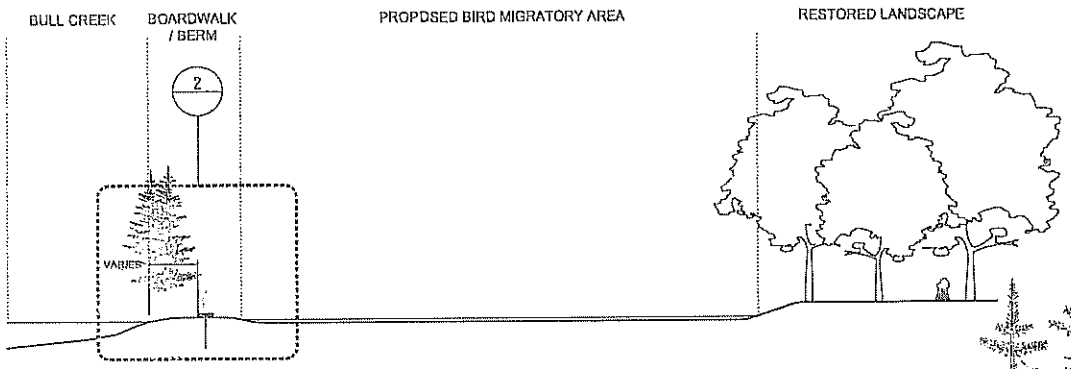
SCALE: 1"=1'-0"



1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"

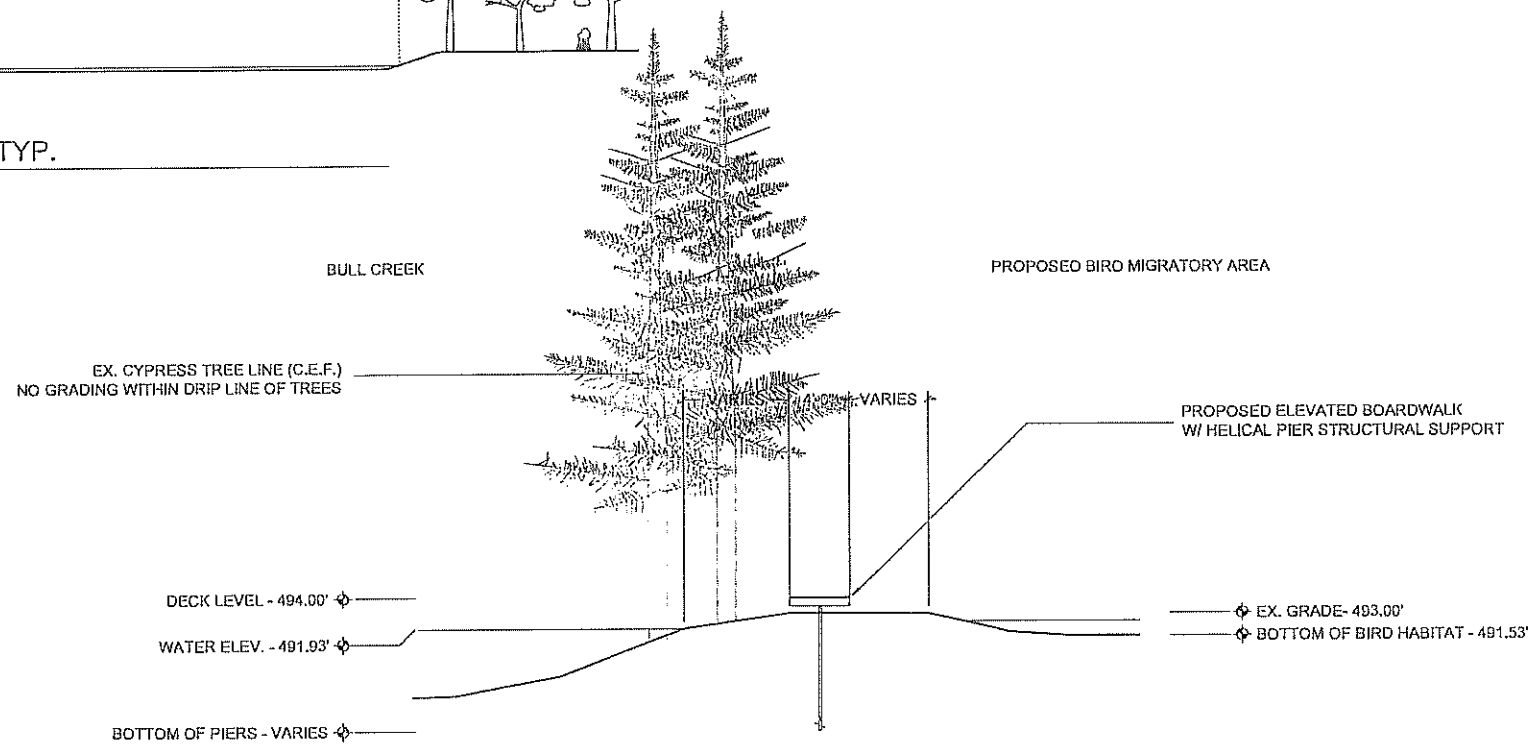


2 BOARDWALK SECTION - TYP. @ LAKE AUSTIN
SCALE: 1/8"=1'-0"



1 SITE SECTION - TYP.

SCALE: 1/32"=1'-0"



2 BOARDWALK SECTION - TYP. @ BULL CREEK

SCALE: 1/8"=1'-0"

BULL CREEK PUD
EXHIBIT F – CONSTRUCTED HABITAT FOR MIGRATORY WATERFOWL PLAN

Aerial maps from before 1960 show that the previous owners impounded the western edge of the property where Bull Creek flows into Lake Austin to create more pasture land. Though composed of untold amounts of fill and contained by a low concrete bulkhead, this area composed of roughly three acres continues to have a high water table.

Because of these conditions, it is proposed that this area comprising approximately three acres bordering on Bull Creek and Lake Austin be converted into a constructed seasonal habitat for migratory waterfowl. This will involve dividing the area into three shallow basins that will allow each separate area to be filled up to two feet deep with water so as to provide a forage site for migratory birds.

While Lake Austin is important to all kinds of wildlife, it is too deep to provide ducks and other birds the opportunity to wade and peck at muddy bottoms for plants, small fish, tadpoles and insects to eat. Lake Austin's shoreline has almost been completely urbanized with lawns, planted vegetation and golf courses, and therefore has very few remaining seasonal wetlands to attract birds on their ancient migrations. From their vantage point high above, birds can gauge the depth of water by the particular reflected glare. They can also see to the bottom of the shallow zone, and that will attract them to this spot.

The US Fish and Wildlife Service (USFWS) have offered to provide technical expertise for the design, construction supervision, and other advice concerning how best to attract waterfowl and other wildlife to this unique and diverse ecosystem.

Installation of this constructed habitat is contingent upon obtaining the appropriate permits from all applicable jurisdictions, as well as the results of ongoing studies that the size, location, and depth have a positive impact on migratory waterfowl.

BULL CREEK PUD
EXHIBIT G – GREEN BUILDING AND ENVIRONMENTAL BENEFITS

OVERALL

The proposed land use plan will greatly reduce the amount of development that could occur on the property. City staff has estimated that current zoning and subdivision regulations allow 23 single family residences and six condominium units, while the proposed plan is for one single family residence with related accessory uses.

GREEN BUILDING

The Project currently proposes to comply with the Austin Energy PUD Green Building Program in effect when the PUD application was submitted. Items presently being studied along with the design of the main house and accessory structures include, but are not limited to the following:

Water Conservation

1. Reuse of gray water - Pending permitting and feasibility issues, the project intends to incorporate reuse water systems into the building design.

2. Irrigation from Lake Austin - The Owners currently have a permit to draw water for irrigation of the planting on site. The overall percentage of the site that is covered with vegetation which requires irrigation is low and the dominant planting strategy involves using drought-tolerant natives.

3. Water conservation, low flow fixtures - Water efficient plumbing fixtures will be used wherever possible in the project.

Energy Use

1. Green roof - A portion of the main house roof will incorporate a green roof with vegetation.

2. Photovoltaics – Subject to appropriate metering, the roof of the barn is planned to be covered with solar PV panels to generate electricity. The barn is envisioned as an energy center with solar panels consolidated for power generation across the site and to all buildings. The buildings may be metered separately for their individual power consumption but the barn is anticipated to be the central plant for much of the mechanical and electrical equipment.

3. Commissioning - A commissioning agent has been brought into the project to ensure that building systems are running at their intended design criteria.

4. Green energy subscription – The Owners will purchase Green Energy through Austin Energy, as needed.

5. Geothermal – The proposed geothermal heat exchange system is a central plant system. It is more efficient than a traditional chiller and boiler system, therefore reducing energy consumption of the central plant system over the year.

6. Reduced lighting loads, reduced site levels - A building management system will be installed to allow for lights to be dimmed and controlled from any point in house. Site lighting levels will be markedly reduced from what would be present in a conventional subdivision.

7. Energy use efficiency through glass performance - High performance glazing will be used throughout the project to achieve energy-efficient envelope design while allowing daylight into the spaces.

8. Maximize vegetated areas - The majority of the site will remain vegetated, thus reducing the site's contribution to an urban "heat island" effect.

Environmental Impact

1. Storm water runoff and water quality for watershed protection - All roof and area drainage will be collected and redistributed on site via non-erosive devices.

2. Reduced impervious cover - The guesthouse free spans a natural ravine to reduce site disturbance. The recreation pavilion has a paddle tennis court on its roof to reduce the amount of impervious coverage.

3. Recycling storage - Each building will have facilities for recycling.

4. Bicycle storage for staff - The barn will have bicycle racks for house staff and grounds crew.

5. Certified wood - Certified wood will be used wherever possible on interior finishes and millwork.

6. Construction waste management - Contractor will recycle waste materials and excavated dirt as part of Austin Energy's Green Building program.

7. Utilizing existing site features - Regrading of the site is minimal. It is primarily limited to building and parking areas.

8. Restore or protect open areas - Much of the site has been impacted by overgrazing. At project completion there will be more plant material per acre than currently. Improvement of the soil quality is an ongoing part of the restoration program.

ENVIRONMENTAL

In addition to the innovative ecological preservation and conservation plan, constructed habitat for migratory waterfowl, and green building elements included within this single family project, there are other more traditional environmental benefits from the project. These include the following:

1. A reduction of impervious cover and overall density well below that which is otherwise allowed by the code. A maximum of 14 percent impervious cover is proposed over the entire 53.8741 acre property with far fewer structures than could be constructed under conventional zoning.

2. Revegetation and restoration of three acres of land to enhance the spread of water and minimize erosion. These areas will function as rough textured medium to tall height prairie grasses, which slow down and disperse storm water, enhancing the water quality along the drainage feature that runs through the property.

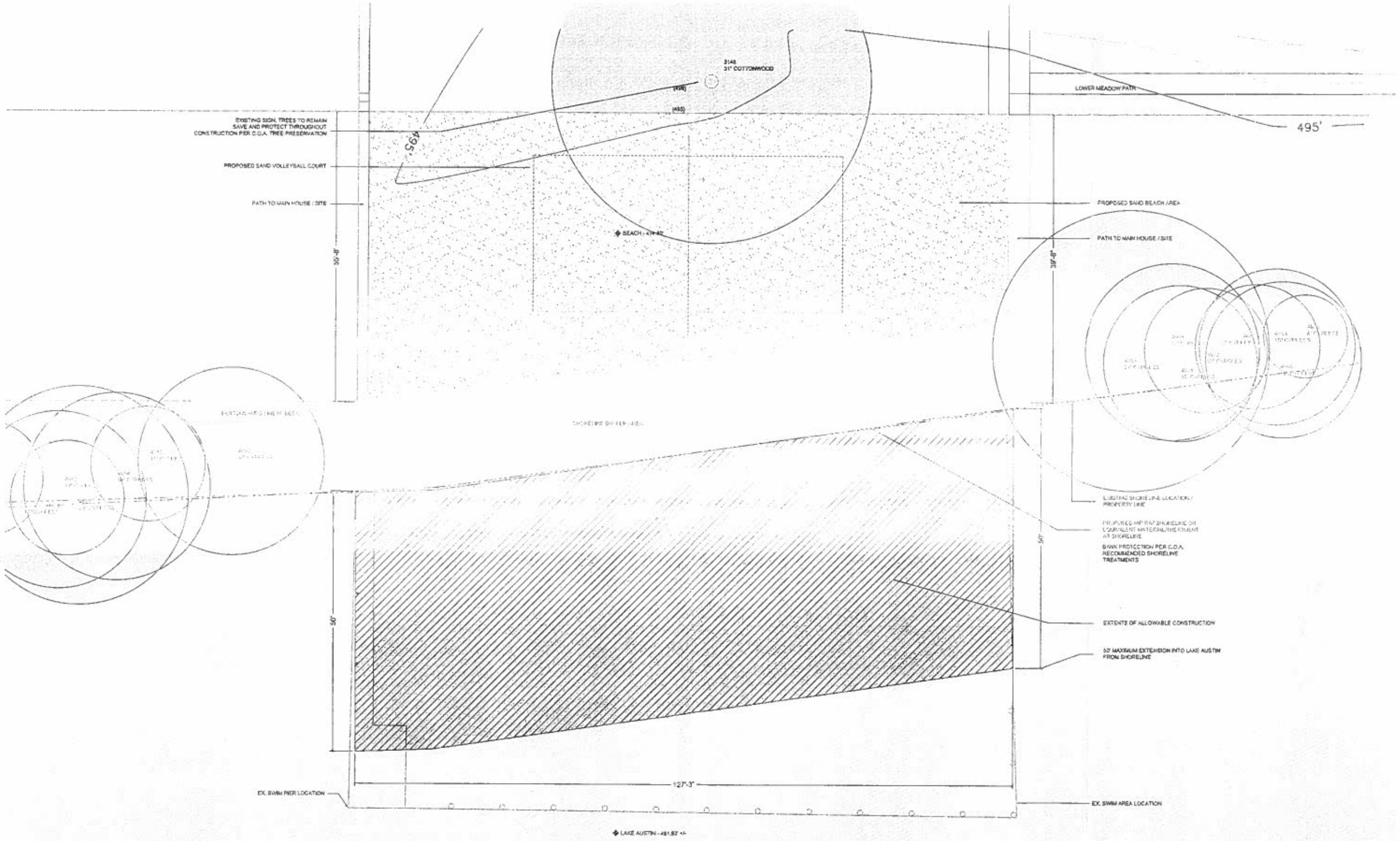
3. An integrated pest management plan shall be established.

BULL CREEK PUD
EXHIBIT H – ARTWORK

The project presently proposes to incorporate at least two art installations which may be seen from Lake Austin or Bull Creek. Approximate locations of these installations are shown on Exhibit C.

The first piece has been commissioned by artist James Turrell, who specializes in skyspace structures which utilize natural light, combined with a complex internal lighting system, to create a visually pleasing experience.

In addition, the owners have proposed to commission artist Jorge Pardo to assist with the remodeling of one of the existing boat docks. Jorge Pardo is well known for his work in maintaining the functionality of everyday items, but at the same time increasing their aesthetic value as works of art.



SCALE 1.0" = 8.0'
0 4 8 16 32

03.15.2010

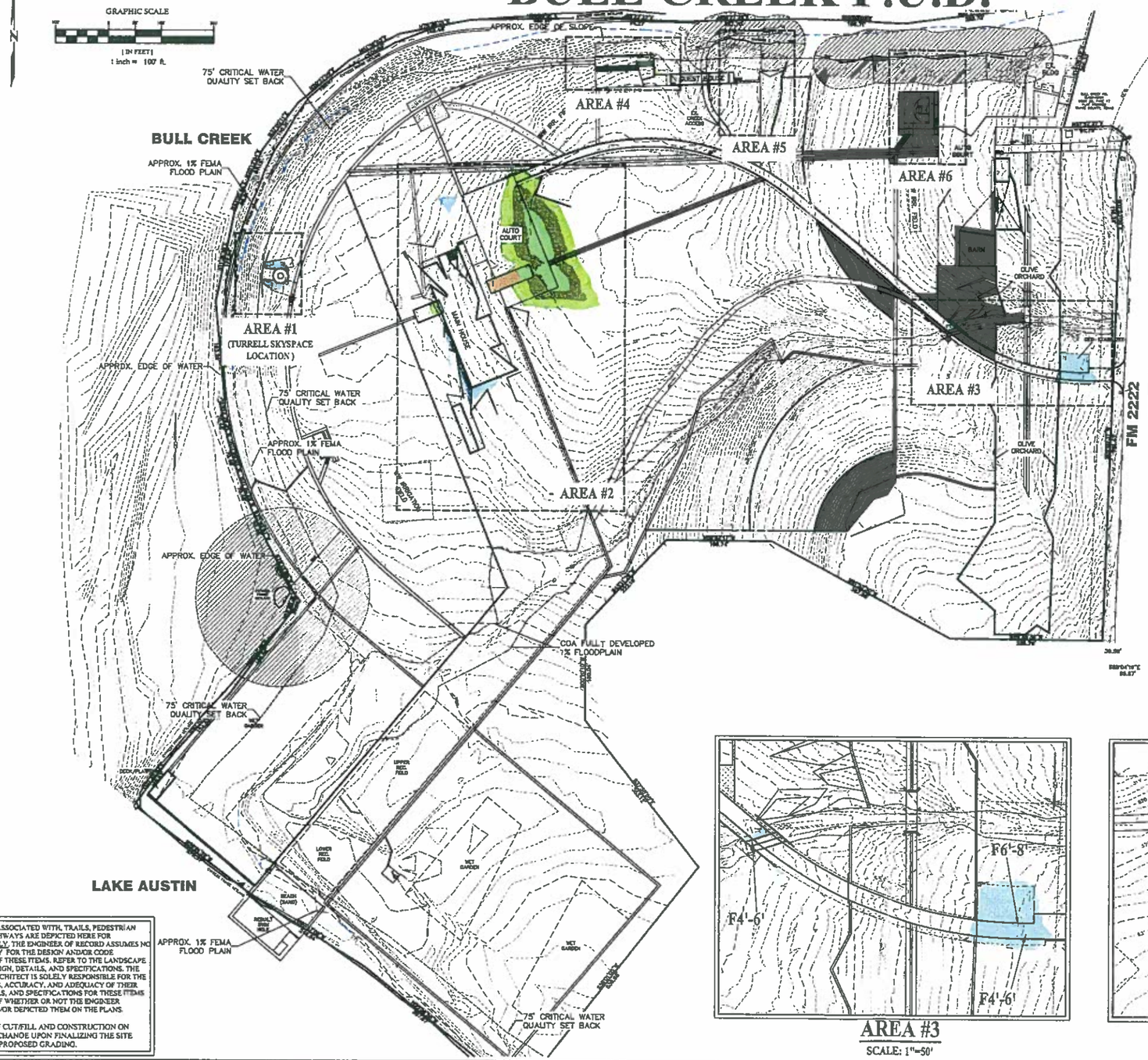
BULL CREEK PUD EXHIBIT I - SWIM PIER
CITY OF AUSTIN CASE NUMBER: C814-2009-0139

BULL CREEK P.U.D.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

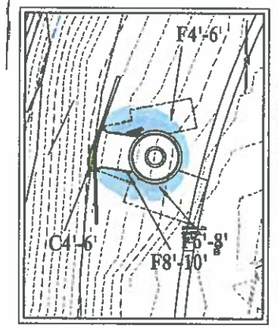
FILL TABLE				
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (%)
4.000	6.000		7764.8	78.8
6.000	8.000		1215.9	12.3
8.000	10.000		618.5	6.3
10.000	11.551		258.7	2.6

CUT TABLE				
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (%)
-6.000	-4.000		3851.2	40.2
-8.000	-6.000		12899.4	38.9
-10.000	-8.000		6297.4	18.3
-12.000	-10.000		1314.3	3.8
-14.000	-12.000		236.2	0.7
-16.402	-14.000		50.1	0.1



ALL GRADING ASSOCIATED WITH, TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO THE LANDSCAPE PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN, DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.

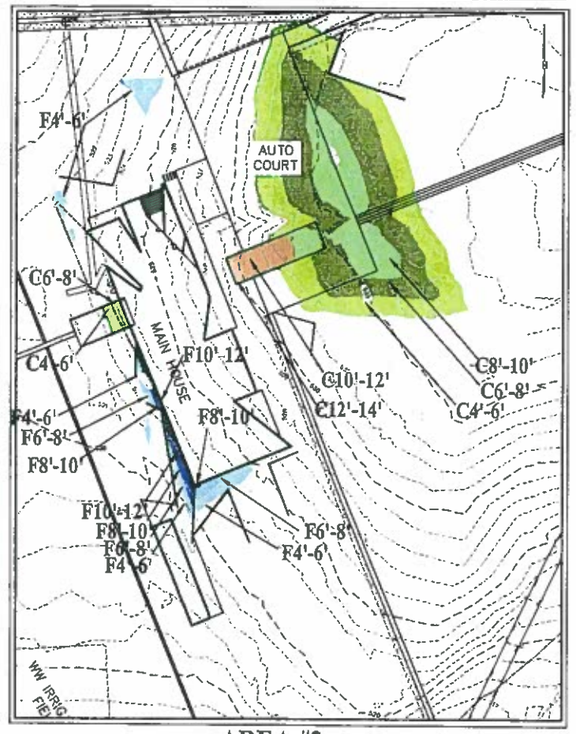
THE LIMITS OF CUT/FILL AND CONSTRUCTION ON SLOPES WILL CHANGE UPON FINALIZING THE SITE LAYOUT AND PROPOSED GRADING.



EXACT FINAL LOCATION TO BE DETERMINED

AREA #1

SCALE: 1"=40'

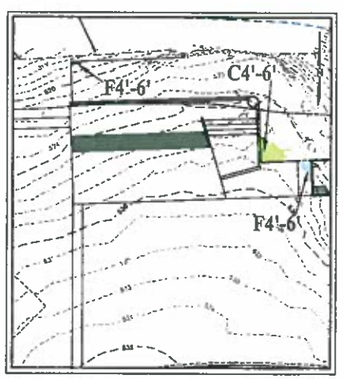


AREA #2

SCALE: 1"=60

AREA #3

SCALE: 1"=50'

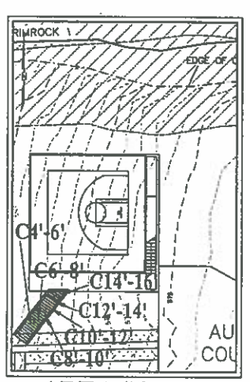


AREA #4

SCALE: 1"=40'

AREA #5

SCALE: 1"=40'



AREA #6

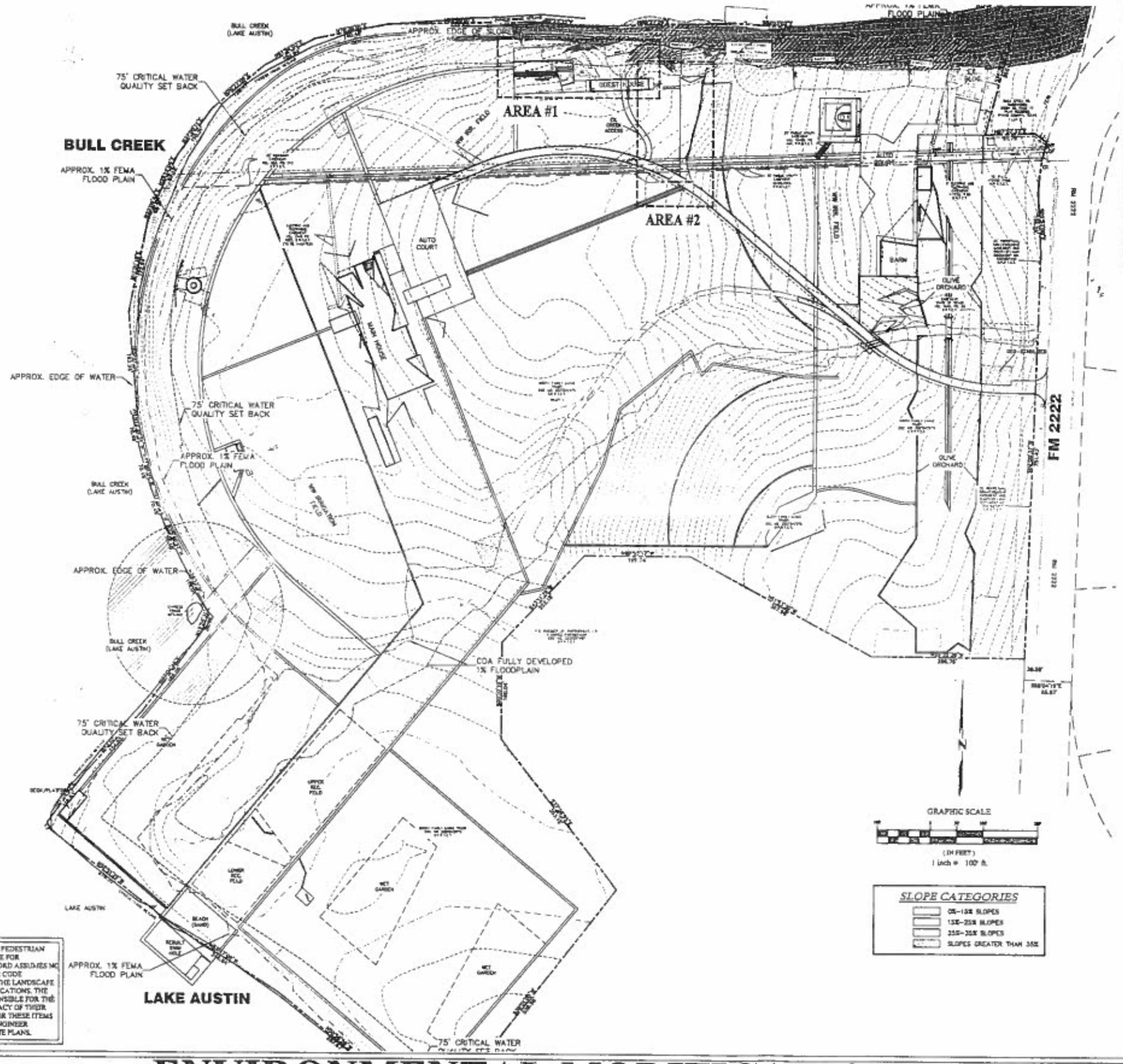
SCALE: 1"=40'

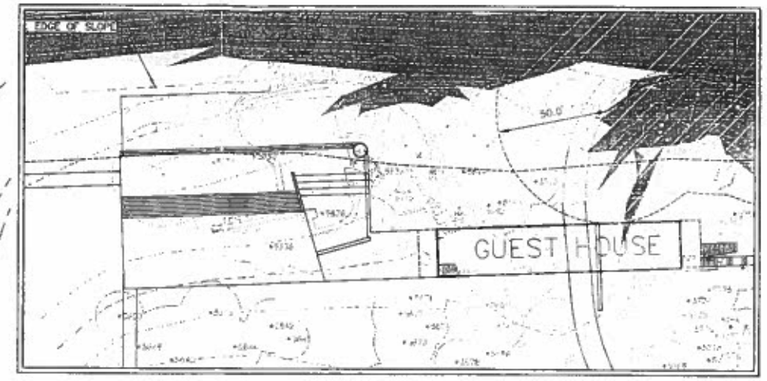
ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT J - CUT AND FILL

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

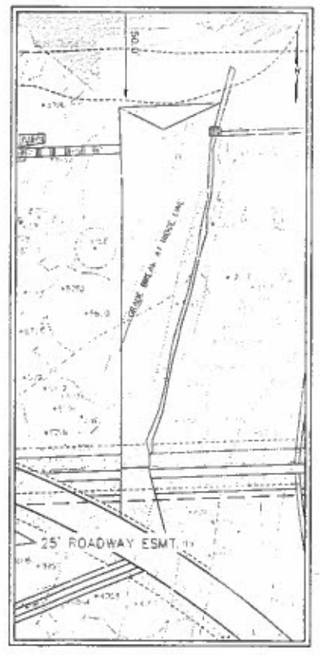
Drawing Path: E:\154\001_Drawings Exhibits\PUD Submittal\PUD-Exhibit-Cut and Fill.dwg Plotted By: Paul Gamez Date: 2/12/2010 11:28:46 A.M. Layout: Ch® 24x36

BULL CREEK P.U.D.





AREA #1
SCALE: 1" = 30'



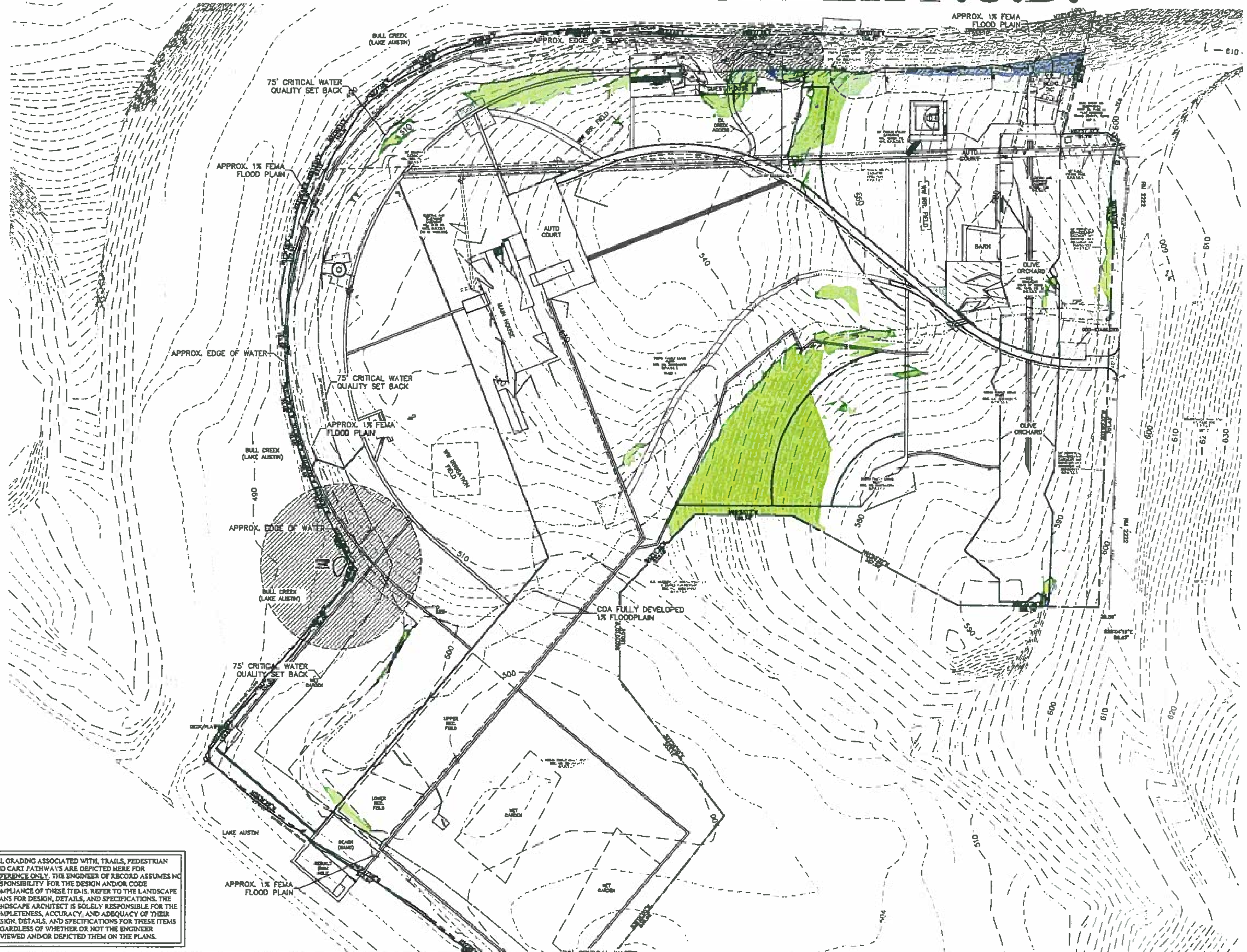
AREA #2
SCALE: 1" = 30'

ALL GRADING ASSOCIATED WITH TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO THE LANDSCAPE PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN, DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.

ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT K - CONSTRUCTION ON SLOPES

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

BULL CREEK P.U.D.



GRAPHIC SCALE

(IN FEET)
1 inch = 100' ft.

SLOPE CATEGORIES

- 0%-15% SLOPES
- 15%-25% SLOPES
- 25%-35% SLOPES
- SLOPES GREATER THAN 35%

NOTES:

1. THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, WATER SUPPLY RURAL.
2. TWO-FOOT CONTOUR TOPOGRAPHY IS BASED ON CITY OF AUSTIN GIS DATA, DATED 2003.

APPENDIX Q-1
NET SITE AREA

Total gross site area = 53.98 Acres

Site Deductions:

Critical water quality zone (CWQZ) =	6.72	Acres
Water quality transition zone (WQTZ) =	0.00	Acres
Wastewater irrigation areas =	0.40	Acres

Deduction subtotal = 7.12 Acres

Upland area (gross area minus total deductions) = 46.86 Acres

Net Site Area Calculation:

Area of Uplands with Slopes 0 - 15%	43.54 X 100%	43.54 Acres
Area of Uplands with Slopes 15 - 25%	3.01 X 40%	1.20 Acres
Area of Uplands with Slopes 25 - 35%	0.09 X 20%	0.02 Acres
Area of Uplands with Slopes above 35%	0.22	
Subtotal	46.86 Acres	

Net Site Area (subtotal) = 44.76 Acres

APPENDIX Q-2
IMPERVIOUS COVER

Allowable Impervious Cover

Impervious cover allowed at	18% X WQTZ =	0.00 Acres
Impervious cover allowed at	30% X NSA =	13.43 Acres

Road Name	1/2 ROW	1/2 Pavement	Length	%IC	Deductions
FM 2222	48	25	962	55.58%	0.254

Deductions for perimeter roadway = 0.254 Acres

Total (Allowable) Impervious Cover = 13.17 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY

Total acreage 15 - 25% = 3.01 Acres X 10% = 0.30 Acres

PROPOSED TOTAL IMPERVIOUS COVER

Impervious Cover in CWQZ (Shoreline)	0.84 Acres =	12.50%
Impervious cover in WQTZ =	- Acres =	0%
Impervious cover in Uplands Zone =	5.42 Acres =	12.10%
Total proposed impervious cover =	6.26 Acres	

PROPOSED IMPERVIOUS COVER ON SLOPES

IMPERVIOUS COVER

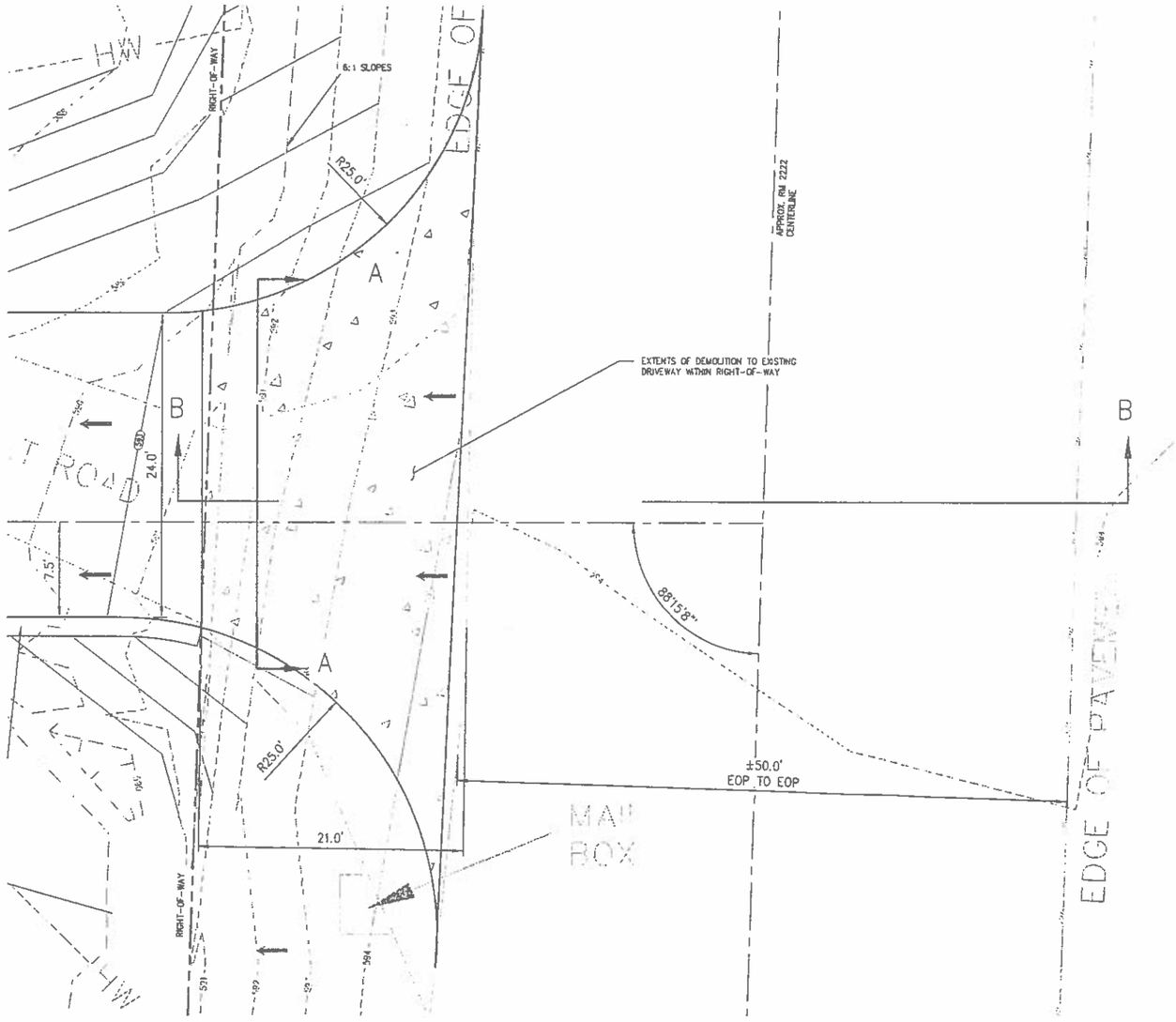
SLOPE CATEGORIES	ACRES	BUILDING / AND OTHER IMPERVIOUS COVER AC.	% OF CATEGORY	DRIVEWAYS ROADWAYS AC.
0 - 15%	43.54	1.09	2.5%	4.94
15 - 25%	3.01	0.02	0.7%	0.04
25 - 35%	0.09	0.00	1.1%	0.02
Over 35%	0.22	0.00	0.0%	0.15
Subtotal		1.11		5.15
Total Site Area	46.86 Acres			

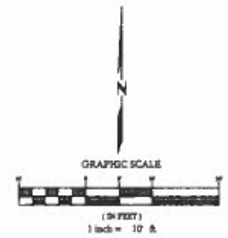
ALL GRADING ASSOCIATED WITH, TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO THE LANDSCAPE PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN, DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.

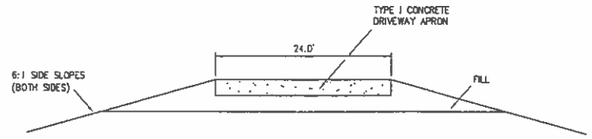
EXHIBIT L - SLOPE ANALYSIS

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

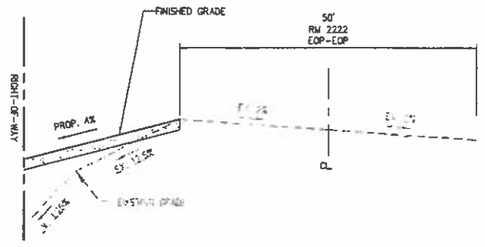
BULL CREEK P.U.D.







TYPICAL X-SECTION A-A
WITHIN RIGHT-OF-WAY
SCALE: N.T.S.



X-SECTION B-B
DRIVEWAY APRON
SCALE: N.T.S.

EXHIBIT M - DRIVEWAY DETAILS - (1 of 5)

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

BULL CREEK P.U.D.

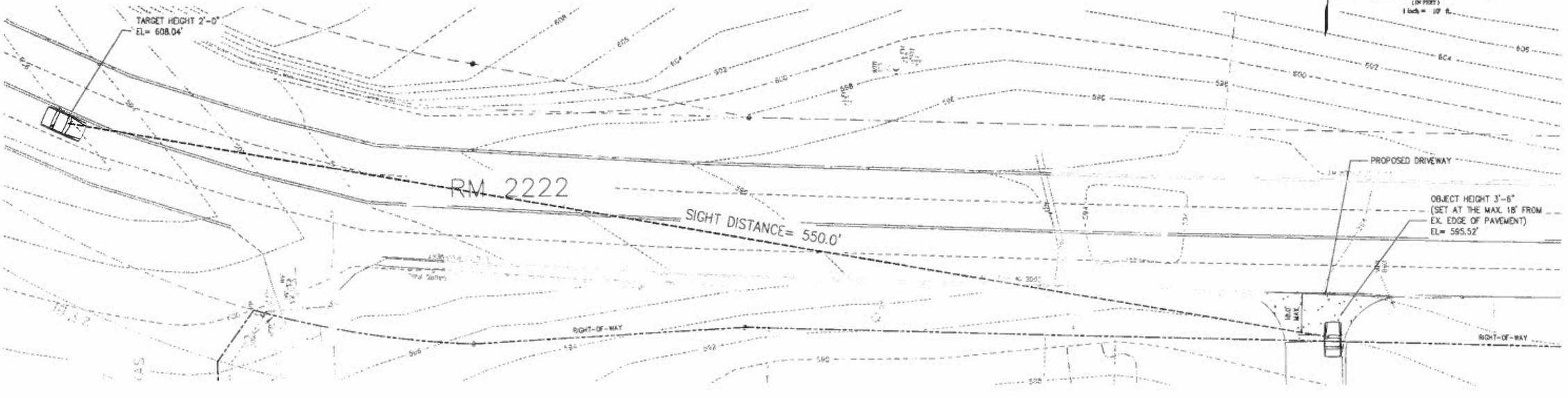
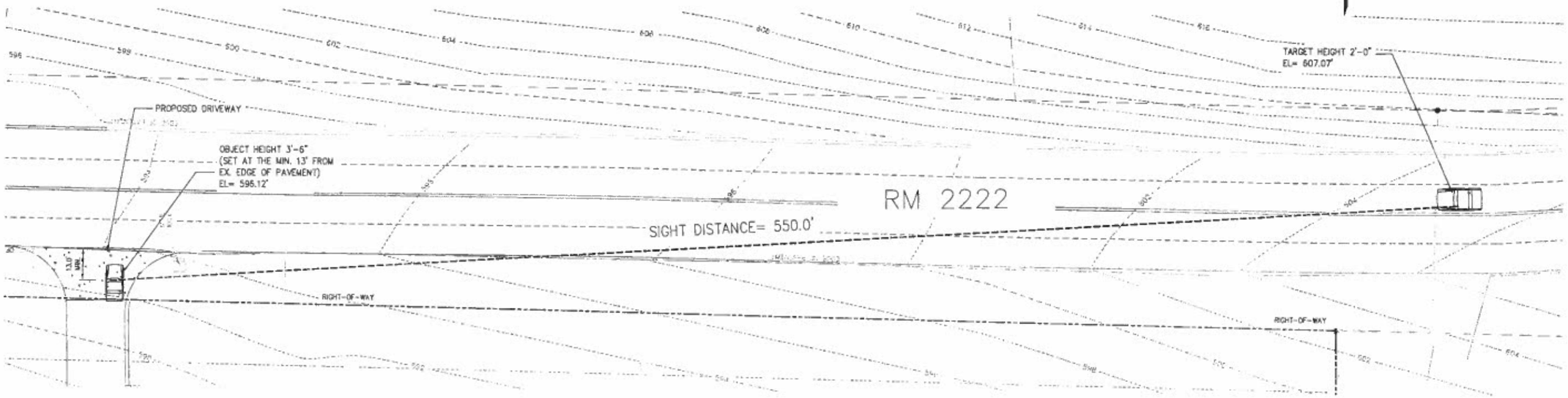


EXHIBIT M - DRIVEWAY DETAILS - (2 of 5)

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

BULL CREEK P.U.D.



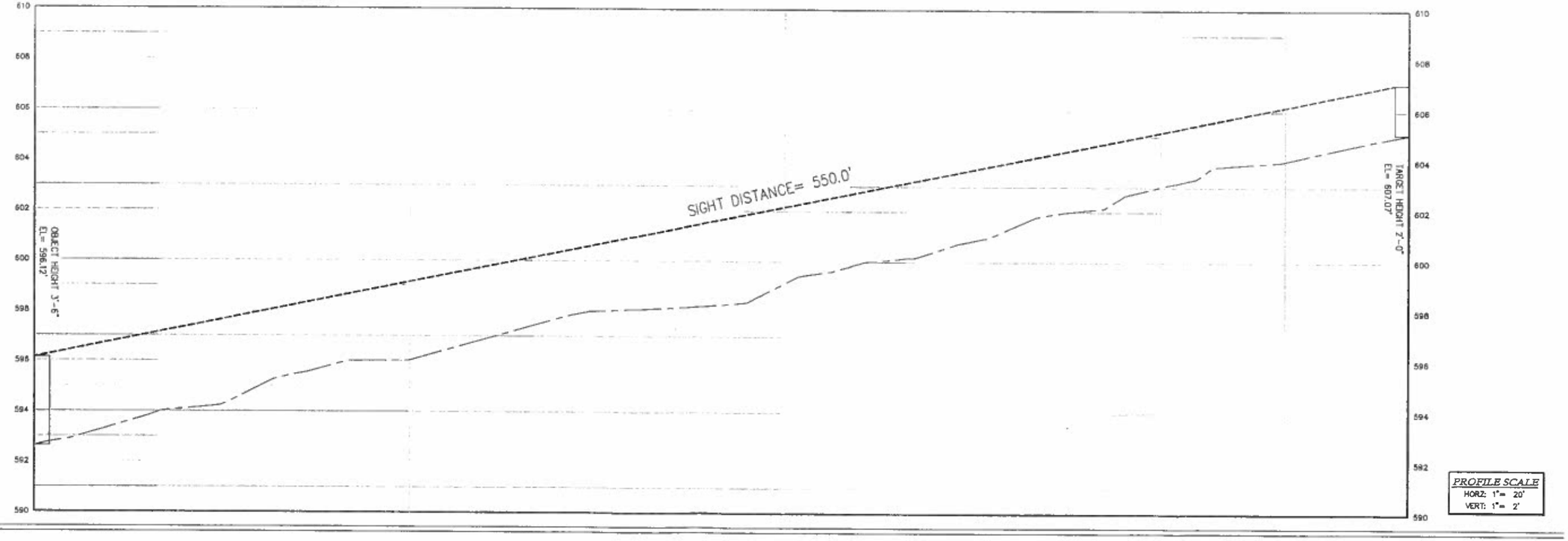


EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

BULL CREEK P.U.D.

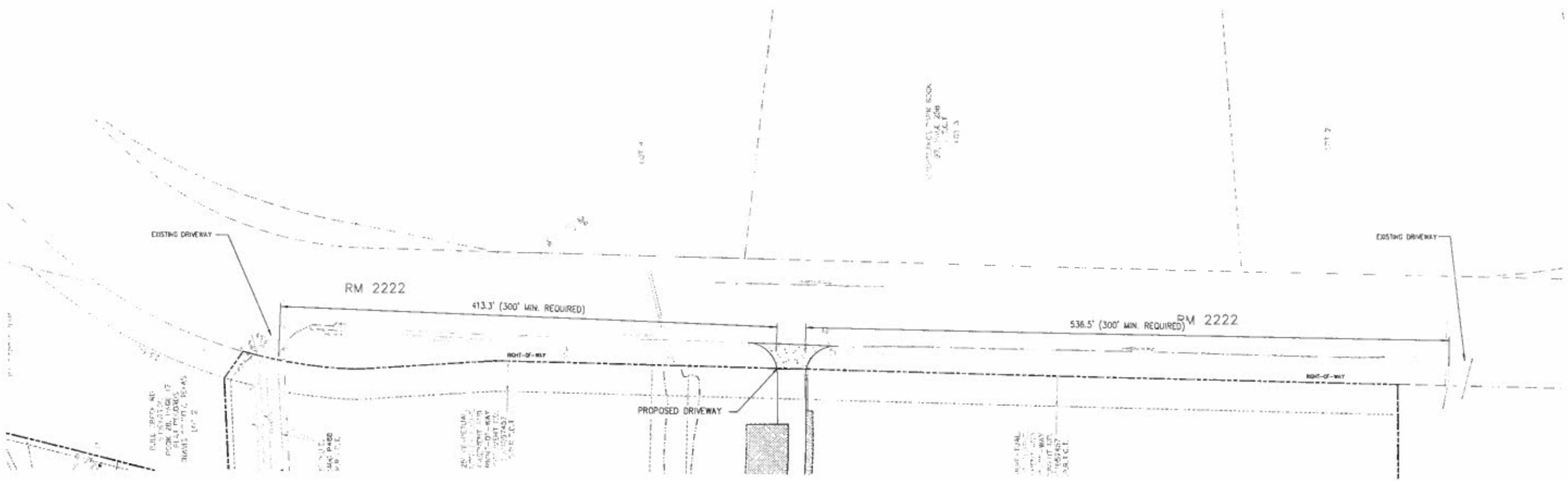
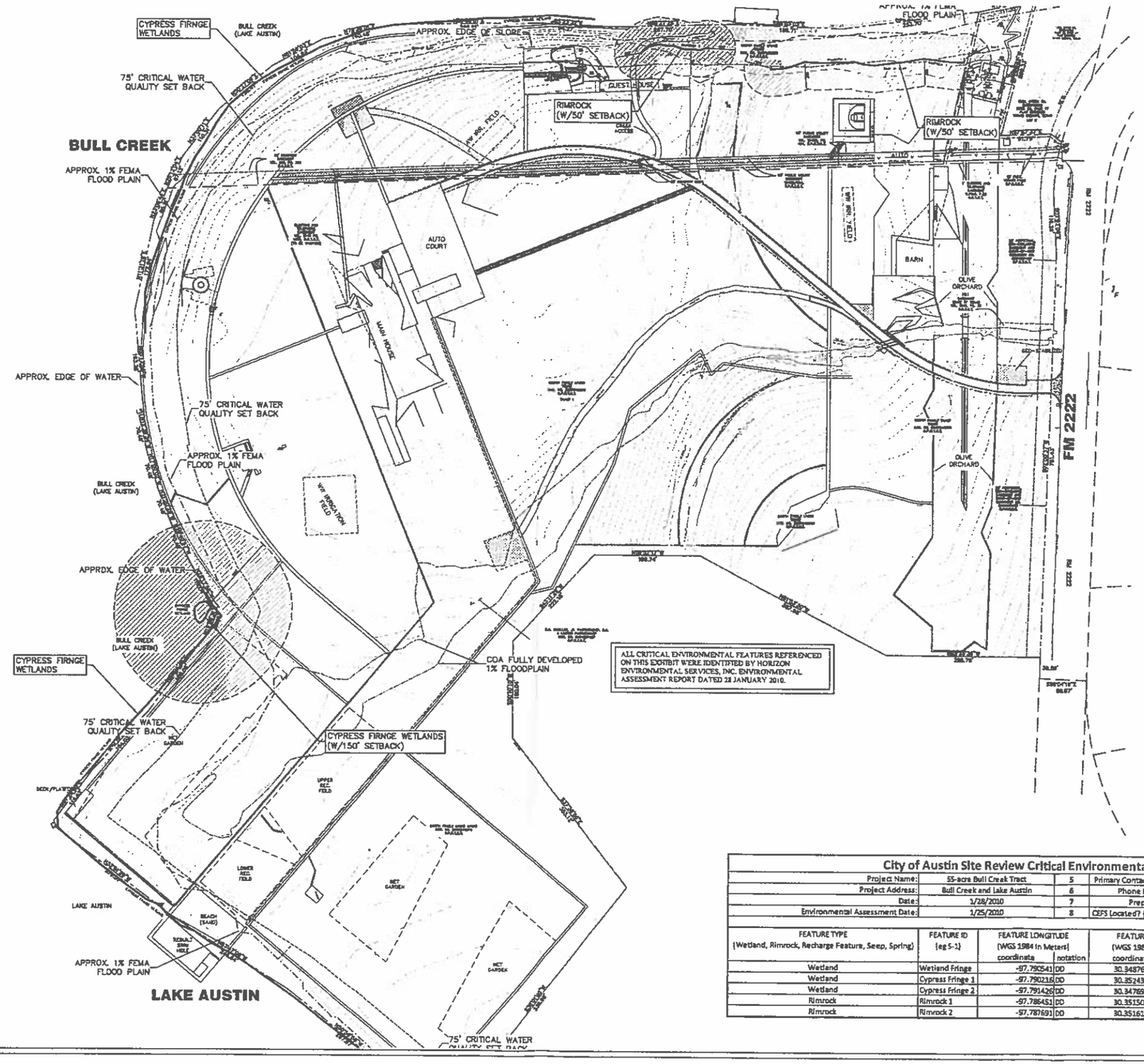


EXHIBIT M - DRIVEWAY DETAILS - (4 of 5)

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

BULL CREEK P.U.D.



ALL GRADING ASSOCIATED WITH, TRAILS, PEDESTRIAN AND CART PATHWAYS ARE DEPICTED HERE FOR REFERENCE ONLY. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THESE ITEMS. REFER TO THE LANDSCAPE PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS. THE LANDSCAPE ARCHITECT IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR DESIGN, DETAILS, AND SPECIFICATIONS FOR THESE ITEMS REGARDLESS OF WHETHER OR NOT THE ENGINEER REVIEWED AND/OR DEPICTED THEM ON THE PLANS.

City of Austin Site Review Critical Environmental Feature Worksheet

Project Name:	55-acre Bull Creek Tract	5	Primary Contact Name:		
Project Address:	Bull Creek and Lake Austin	6	Phone Number:		
Date:	1/28/2010	7	Prepared By:		
Environmental Assessment Date:	1/25/2010	8	CEFS Located? (yes,no):	YES	

FEATURE TYPE (Wetland, Rimrock, Recharge Feature, Seep, Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters) coordinate	notation	FEATURE LATITUDE (WGS 1984 in Meters) coordinate	notation	WETLAND DIMENSIONS (ft) X	Y	RIMROCK DIMENSIONS (ft) Length	Avg. Height
Wetland	Wetland Fringe	-97.790541	DD	30.348763	DD	30	40		
Wetland	Cypress Fringe 1	-97.790216	DD	30.352498	DD	1180			
Wetland	Cypress Fringe 2	-97.791426	DD	30.347695	DD	1500			
Rimrock	Rimrock 1	-97.786451	DD	30.351509	DD			400	8
Rimrock	Rimrock 2	-97.787691	DD	30.351618	DD			133	6

EXHIBIT N - CRITICAL ENVIRONMENTAL FEATURES

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG. NO. F-284

Drawing Path: I:\c4540101_Drawings\Exhibits\PUD Submittal\PUD-Exhibit-CEF-n.dwg Plotted By: Last Saved: Date: 3/3/2010 11:40:08 AM Layout: Civil 34x36

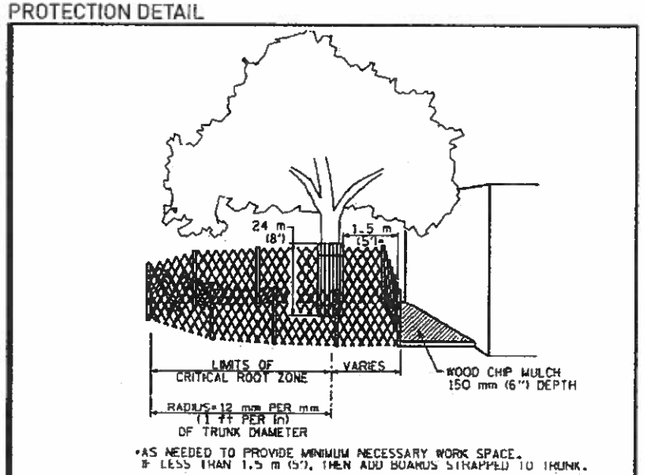
PLAN KEY

- EXTENTS OF PROTECTION AROUND SIGNFICANT TREES
- EXISTING LIVE OAK ≥ 19"
- EXISTING TREE ≥ 19"
- EXISTING TREE ≥ 19", TO BE REMOVED
- EXISTING TREE ≥ 19", TO BE TRANSPLANTED
- EXTENTS OF WORK

PLAN NOTES

1. PROTECT AND SAVE EXISTNG TREES WITHIN LIMITS OF CONSTRUCTION AS IDENTIFIED ON PLAN. FINAL LOCATIONS TO BE VERIFIED BY LANDSCAPE ARCHITECT IN FIELD.
2. ALL FENCING PROTECTS CRITICAL ROOT ZONE (CRZ) OF SIGNIFICANT TREES PER CITY OF AUSTIN TREE PROTECTION ORDINANCE. SEE DETAIL.
3. THE CRITICAL ROOT ZONE (CRZ) IS ONE FOOT FROM THE TREE TRUNK FOR EACH DIAMETER INCH OF TRUNK SIZE.
4. FENCING IS REQUIRED TO BE CHAIN-LINK MESH AT A MINIMUM HEIGHT OF FIVE FEET. A SIX INCH LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED FOR TREES WHICH HAVE ANY DISTURBANCE INDICATED WITHIN ANY PORTION OF THE CRZ.
5. ALL TREES LESS THAN 19" DIAMETER ARE NOT SHOWN.

PROTECTION DETAIL



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY 11/15/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	610S-4

BULL CREEK RESIDENCE

EXHIBIT O 'TREE PROTECTION'

MAY 18, 2010

1" = 100'

SHEET 1 OF 2

SAVED TREES

TREE LOCATION	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	TREE TYPE	SAVED
[illegible]	19						Live Oak	Saved
[illegible] 20", 15" Live Oak	20	15					Live Oak	Saved
[illegible] 22" Cedar	22						Cedar	Saved
[illegible] 18" Cedar	18						Cedar	Saved
[illegible] 19" Cedar	19						Cedar	Saved
[illegible] 19" Cedar	19						Cedar	Saved
[illegible] 27" Live Oak	27						Live Oak	Saved
[illegible] 22" Cedar	22						Cedar	Saved
[illegible] 21" Elm	21						Elm	Saved
[illegible] 19" Cedar	19						Cedar	Saved
[illegible] 20" Elm	20						Elm	Saved
[illegible] 43" Live Oak	43						Live Oak	Saved
[illegible] 19" Elm	19						Elm	Saved
[illegible] 16", 15" Live Oak	18	15					Live Oak	Saved
[illegible] 22" Live Oak	22						Live Oak	Saved
[illegible] 20" Cedar	20						Cedar	Saved
[illegible] 19" Cedar	19						Cedar	Saved
[illegible] 19" Cedar	19						Cedar	Saved
[illegible] 19", 16" Live Oak	19	15					Live Oak	Saved
[illegible] 22" Live Oak	22						Live Oak	Saved
[illegible] 18", 14" Live Oak	18	16					Live Oak	Saved
[illegible] 21" Live Oak	21						Live Oak	Saved
[illegible] 29" Live Oak	29						Live Oak	Saved
[illegible] 22" Live Oak	22						Live Oak	Saved
[illegible] 20" Cedar	20						Cedar	Saved
[illegible] 19" Cedar	19						Cedar	Saved
[illegible] 27" Live Oak	27						Live Oak	Saved
[illegible] 24" Live Oak	24						Live Oak	Saved
[illegible] 20" Live Oak	20						Live Oak	Saved
[illegible] 20" Cedar	20						Cedar	Saved
[illegible] 20" Cedar	20						Cedar	Saved
[illegible] 22", 16" Cedar	22	16					Cedar	Saved
[illegible] 21" Cedar	21						Cedar	Saved
[illegible] 23" Live Oak	23						Live Oak	Saved
[illegible] 25" Live Oak	25						Live Oak	Saved
[illegible] 23" Live Oak	23						Live Oak	Saved
[illegible] 27" Live Oak	27						Live Oak	Saved
[illegible] 25" Live Oak	25						Live Oak	Saved
[illegible] 27" Live Oak	27						Live Oak	Saved
[illegible] 14", 18" Live Oak	14	18					Live Oak	Saved
[illegible] 21" Live Oak	21						Live Oak	Saved
[illegible] 22" Live Oak	22						Live Oak	Saved
[illegible] 25" Live Oak	25						Live Oak	Saved
[illegible] 24" Live Oak	24						Live Oak	Saved
[illegible] 16", 14" Spanish Oak	14	14					Spanish Oak	Saved
[illegible] 19", 13" Live Oak	19	13					Live Oak	Saved
[illegible] 15", 14" Spanish Oak	15	14					Spanish Oak	Saved
[illegible] 25" Live Oak	25						Live Oak	Saved
[illegible] 10", 10", 8" Live Oak	10	10	8				Live Oak	Saved
[illegible] 14", 8", 7" Live Oak	14	8	7				Live Oak	Saved
[illegible] 14", 12" Cedar	14	12					Cedar	Saved
[illegible] 11", 9", 8" Live Oak	11	9	8				Live Oak	Saved
[illegible] 26" Live Oak	20						Live Oak	Saved
[illegible] 21" Live Oak	21						Live Oak	Saved
[illegible] 22" Live Oak	22						Live Oak	Saved
30x2 22" Live Oak	22						Live Oak	Saved
30x3 26" Live Oak	26						Live Oak	Saved
[illegible]	21						Live Oak	Saved
30x5 14", 16" Live Oak	19	16					Live Oak	Saved
[illegible] 24", 17" Live Oak	20	17					Live Oak	Saved
30x8 24" Live Oak	24						Live Oak	Saved
30x9 15", 9" Live Oak	15	9					Live Oak	Saved
30x10 20" Live Oak	20						Live Oak	Saved
30x11 20" Cedar	20						Cedar	Saved
30x12 18", 10" Live Oak	18	10					Live Oak	Saved
30x13 32" Live Oak	32						Live Oak	Saved
30x14 21", 16", 16" Live Oak	21	18	18				Live Oak	Saved
30x15 20" Cedar	20						Cedar	Saved
30x16 20" Cedar	20						Cedar	Saved
30x17 20" Cedar	20						Cedar	Saved
30x21 13", 10", 10" Live Oak	13	10	10				Live Oak	Saved
30x23 21" Live Oak	21						Live Oak	Saved
30x24 16", 12" Live Oak	14	12					Live Oak	Saved
30x25 22" Live Oak	22						Live Oak	Saved
30x26 20" Live Oak	20						Live Oak	Saved
30x28 25" Live Oak	25						Live Oak	Saved
30x29 13", 13" Live Oak	13	13					Live Oak	Saved
30x30 14", 11", 11", 10" Live Oak	14	11	11	10			Live Oak	Saved
30x31 23" Live Oak	23						Live Oak	Saved
30x32 31" Live Oak	31						Live Oak	Saved
30x33 23" Live Oak	23						Live Oak	Saved
30x34 24" Cedar	24						Cedar	Saved
30x35 32" Live Oak	32						Live Oak	Saved
30x36 36" Live Oak	36						Live Oak	Saved
30x37 19" Elm	19						Elm	Saved
30x38 19" Live Oak	19						Live Oak	Saved
30x40 20" Cedar	20						Cedar	Saved
31x00 22" Cedar	22						Cedar	Saved
31x01 17", 13" Cedar	17	13					Cedar	Saved
31x02 22" Elm	22						Elm	Saved
31x03 27" Pecan	27						Pecan	Saved
31x04 36" Pecan	36						Pecan	Saved
31x05 40" Pecan	40						Pecan	Saved
31x06 37" Pecan	37						Pecan	Saved
31x07 50" Pecan	50						Pecan	Saved
31x08 37" Hackberry	37						Hackberry	Saved
31x09 42" Pecan	42						Pecan	Saved
31x11 13", 12" Pecan	13	12					Pecan	Saved
31x12 14", 10" Pecan	14	10					Pecan	Saved
31x13 30" Pecan	30						Pecan	Saved
31x14 49" Pecan	49						Pecan	Saved
31x15 20" Pecan	20						Pecan	Saved
31x16 31" Pecan	31						Pecan	Saved
31x17 46" Pecan	46						Pecan	Saved
31x18 36" Pecan	36						Pecan	Saved
31x19 40" Pecan	40						Pecan	Saved
31x20 28" Pecan	28						Pecan	Saved
31x21 55" Cottonwood	55						Cottonwood	Saved
31x22 27" Cottonwood	27						Cottonwood	Saved
31x23 40" Pecan	40						Pecan	Saved

TREE LOCATION	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	TREE TYPE	SAVED
3124 50", 22" Pecan	50	22					Pecan	Saved
3125 54" Cottonwood	54						Cottonwood	Saved
3126 51" Cottonwood	51						Cottonwood	Saved
3127 24" Pecan	24						Pecan	Saved
3128 60" Cottonwood	60						Cottonwood	Saved
3129 52" Cottonwood	52						Cottonwood	Saved
3130 33" Cottonwood	33						Cottonwood	Saved
3131 35" Cottonwood	35						Cottonwood	Saved
3132 39" Cottonwood	39						Cottonwood	Saved
3133 49" Cottonwood	49						Cottonwood	Saved
3134 47" Cottonwood	47						Cottonwood	Saved
3135 26" Pecan	26						Pecan	Saved
3136 25" Pecan	25						Pecan	Saved
3137 35" Pecan	35						Pecan	Saved
3138 29" Pecan	29						Pecan	Saved
3139 36" Pecan	39						Pecan	Saved
3140 37" Pecan	37						Pecan	Saved
3141 48" Willow	48						Willow	Saved
3142 36" Willow	36						Willow	Saved
3147 29", 25" Willow	29	25					Willow	Saved
3144 20" Cypress	20						Cypress	Saved
3145 31" Cottonwood	31						Cottonwood	Saved
3155 27", 11" Cedar	27	11					Cedar	Saved
3156 12", 12", 11", 8" Cedar	12	12	11	8			Cedar	Saved
3153 26", 21" Live Oak	24	21					Live Oak	Saved
3143 19" Live Oak	19						Live Oak	Saved
3154 15", 14" Cypress	15	14					Cypress	Saved
3201 16", 14" Live Oak	16	14					Live Oak	Saved
3202 18", 15" Ash	18	15					Ash	Saved
3203 45" Live Oak	45						Live Oak	Saved
3204 24" Live Oak	24						Live Oak	Saved
3205 23" Live Oak	23						Live Oak	Saved
3206 30" Live Oak	30						Live Oak	Saved
3207 22" Cedar	23						Cedar	Saved
3208 56" Cypress	56						Cypress	Saved
3209 14", 11" Live Oak	14	11					Live Oak	Saved
3210 25", 19" Live Oak	25	19					Live Oak	Saved
3211 24" Live Oak	24						Live Oak	Saved
3212 27" Live Oak	27						Live Oak	Saved
3213 21" Live Oak	21						Live Oak	Saved
3214 20" Live Oak	20						Live Oak	Saved
3215 24" Live Oak	24						Live Oak	Saved
3216 22" Live Oak	22						Live Oak	Saved
3217 32", 27" Live Oak	32	27					Live Oak	Saved
2219 24" Live Oak	24						Live Oak	Saved
3220 26" Live Oak	26						Live Oak	Saved
3221 21" Live Oak	21						Live Oak	Saved
3222 24" Live Oak	29						Live Oak	Saved
3223 20" Live Oak	20						Live Oak	Saved
3224 22" Live Oak	22						Live Oak	Saved
3225 21" Live Oak	21						Live Oak	Saved
3226 18", 12" Cedar	14	12					Cedar	Saved
3227 13", 12" Cedar	13	12					Cedar	Saved
3228 21" Cedar	21						Cedar	Saved
3229 21" Live Oak	21						Live Oak	Saved
3230 19" Live Oak	19						Live Oak	Saved
3231 19" Cedar	19						Cedar	Saved
[illegible] 16", 12" CEDAR	16	12					Cedar	Saved
[illegible] 8", 11" CEDAR	8	11					Cedar	Saved
[illegible] 7", 12" CEDAR	7	12					Cedar	Saved
[illegible] 8", 9", 11" CEDAR	8	9	11				Cedar	Saved
[illegible] 6", 13" CEDAR	6	13					Cedar	Saved
[illegible] 8", 14" CEDAR	8	14					Cedar	Saved
[illegible] 6", 13" CEDAR	6	13					Cedar	Saved
[illegible] 7", 8", 9" CEDAR	7	8	9				Cedar	Saved
[illegible] 7", 12" CEDAR	7	12					Cedar	Saved
[illegible] 4", 6", 6", 10" CEDAR	4	6	6	10			Cedar	Saved
[illegible] 11", 11" CEDAR	11	11					Cedar	Saved
[illegible] 5", 5", 6", 9" CEDAR	5	5	6	9			Cedar	Saved
[illegible] 9", 10" CEDAR	9	10					Cedar	Saved
[illegible] 7", 13" CEDAR	7	13					Live Oak	Saved
[illegible] 8", 17" CEDAR	8	17					Live Oak	Saved
[illegible] 9", 10" CEDAR	9	10					Live Oak	Saved
[illegible] 6", 6", 11" CEDAR	6	6	11				Live Oak	Saved
[illegible] 5", 5", 5", 5", 6", 6" WHITE OAK	5	5	5	5	6	6	Live Oak	Saved
[illegible] 7", 7", 11" CEDAR	7	7	11				Live Oak	Saved
[illegible] 6", 6", 11" CEDAR	6	6	11				Live Oak	Saved
[illegible] 6", 7", 9" CEDAR	6	7	9				Live Oak	Saved
[illegible] 8", 9", 10" CEDAR	8	9	10				Live Oak	Saved
[illegible] 4", 6", 8" CEDAR	4	6	8				Live Oak	Saved
[illegible] 5", 6", 6" CEDAR	5	6	6				Live Oak	Saved
[illegible] 5", 6", 10" CEDAR	5	6	10				Cedar	Saved
[illegible] 11", 12" CEDAR	11	12					Live Oak	Saved
[illegible] 10" CEDAR	10						Live Oak	Saved
[illegible] 6", 6" CEDAR	6	6					Elm	Saved
[illegible] 5", 9", 10" CEDAR	5	9	10				Live Oak	Saved
[illegible] 10", 12" CEDAR	10	12					Cedar	Saved
[illegible] 6", 7", 12" CEDAR	6	7	12				Cedar	Saved
[illegible] 7", 6", 6" CEDAR	7	6	6				Cedar	Saved
[illegible] 5", 6", 11" CEDAR	5	6	11				Cedar	Saved
[illegible] 7", 7", 6" CEDAR	7	7	6				Pecan	Saved
[illegible] 4", 5", 7", 11", 11" CEDAR	4	5	7	6	11		Pecan	Saved
[illegible] 6", 12" CEDAR	6	12					Pecan	Saved
[illegible] 4", 5", 10" CEDAR	4	5	10				Pecan	Saved
[illegible] 6", 6", 7", 7", 9" CEDAR	6	6	7	7	9		Pecan	Saved
[illegible] 9", 13" CEDAR	9	13					Hackberry	Saved
[illegible] 4", 5", 8", 15" LIVE OAK	4	5	8	15			Pecan	Saved
[illegible] 5", 9", 10" CEDAR	5	9	10				Pecan	Saved
[illegible] 7", 14" CEDAR	7	14					Pecan	Saved
[illegible] 5", 8", 12" CEDAR	5	8	12				Pecan	Saved
[illegible] 11", 12" CEDAR	11	12					Pecan	Saved
[illegible] 5", 6", 10" CEDAR	5	6	10				Pecan	Saved
[illegible] 4", 5", 12" CEDAR	4	5	12				Pecan	Saved
[illegible] 5", 5", 13" CEDAR	4	5	13				Pecan	Saved
[illegible] 19" CEDAR	19						Pecan	Saved
[illegible] 11", 11" CEDAR	11	11					Pecan	Saved
[illegible] 21" CEDAR	21						Pecan	Saved
[illegible] 11", 11" CEDAR	11	11					Cottonwood	Saved
[illegible] 10", 11", 13" CEDAR	10	11	13				Cottonwood	Saved
[illegible] 7", 12" CEDAR	7	12					Pecan	Saved

TREE LOCATION	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	TREE TYPE	SAVED
[illegible] 22", 19" LIVE OAK	43						Live Oak	Saved
[illegible] 8", 11", 7" CEDAR	6	7	9				Cedar	Saved
[illegible] 13", 15", 16" LIVE OAK	13	18					Live Oak	Saved
[illegible] 8", 9", 13" CEDAR	8	9	13				Cedar	Saved
[illegible] 19" CEDAR	19						Cedar	Saved
[illegible] 10", 15" CEDAR	10	15					Cedar	Saved
[illegible] 21" LIVE OAK	21						Live Oak	Saved
[illegible] 7", 10", 11" CEDAR	7	10	11				Cedar	Saved
[illegible] 14", 16" LIVE OAK	14	16					Live Oak	Saved
[illegible] 21" LIVE OAK	21						Live Oak	Saved
[illegible] 11", 13" Elm	11	13					Live Oak	Saved
[illegible] 18" CYPRESS	18						Cypress	Saved
[illegible] 9", 13" CYPRESS	9	13					Cypress	Saved
[illegible] 7", 8", 10" CYPRESS	7	8	10				Cypress	Saved
[illegible] 7", 11", 12" CYPRESS	7	11	12				Cypress	Saved
[illegible] 9", 11", 13" CYPRESS	9	11	13				Cypress	Saved
[illegible] 7", 14" CYPRESS	7	14					Cypress	Saved
[illegible] 9", 9", 12", 12" CYPRESS	9	9	12	12			Cypress	Saved
[illegible] 7", 7", 9", 11" CYPRESS	7	7	9	11			Cypress	Saved
[illegible] 11", 12" CYPRESS	11	12					Cypress	Saved
[illegible] 8", 13" CYPRESS	8	13					Cypress	Saved
[illegible] 11", 15" CYPRESS	11	15					Cypress	Saved
[illegible] 8", 15" CYPRESS	8	15					Cypress	Saved
[illegible] 7", 12", 17" CYPRESS	7	12	17				Cypress	Saved
[illegible] 9", 10" CYPRESS	9	10					Cypress	Saved
[illegible] 9", 13" CYPRESS	9	13					Cypress	Saved
[illegible] 12", 15" CYPRESS	12	15					Cypress	Saved
[illegible] 13", 14" CYPRESS	13	14					Cypress	Saved
[illegible] 9", 13" CYPRESS	9	13					Cypress	Saved
[illegible] 10", 18" CYPRESS	10	18					Cypress	Saved
[illegible] 7", 12", 12" CYPRESS	7	12	12				Cypress	Saved
[illegible] 13", 14" CYPRESS	13	14					Cypress	Saved
[illegible] 23" CYPRESS	23						Cypress	Saved
[illegible] 19" CYPRESS	19						Cypress	Saved
[illegible] 12", 14" CYPRESS	12	14					Cypress	Saved
[illegible] 5", 10", 12" CYPRESS	5	10	14				Cypress	Saved
[illegible] 8", 11", 15" CYPRESS	8	11	15				Cypress	Saved
[illegible] 15", 19" CYPRESS	15	19					Cypress	Saved
[illegible] 20" CYPRESS	20						Cypress	Saved
[illegible] 20" CYPRESS	20						Cypress	Saved
[illegible] 15", 16" CYPRESS	15	16					Cypress	Saved
[illegible] 22" CYPRESS	22						Cypress	Saved
[illegible] 15", 19" CYPRESS	15	19					Cypress	Saved
[illegible] 24" CEDAR	24						Cypress	Saved
[illegible] 22"	22						Live Oak	Saved
[illegible] 21"								Saved
[illegible] 10", 10", 14" CEDAR	10	10	14				Ash	Saved
[illegible] 19"	19						Live Oak	Saved
[illegible] 25" CEDAR	25						Cedar	Saved
[illegible] 30"	30						Live Oak	Saved
[illegible] 34"	34						Cypress	Saved
[illegible] 23" CYPRESS	23						Cypress	Saved
[illegible] 20" CYPRESS	20						Cypress	Saved
[illegible] 32"	32						Cottonwood	Saved
[illegible] 21"	21						Cottonwood	Saved
[illegible] 19"	19						Cedar	Saved
[illegible] 8", 11" CEDAR	8	11					Spanish Oak	Saved
[illegible] 27"	27						Live Oak	Saved
[illegible] 26"	26						Live Oak	Saved
[illegible] 7", 7", 12" CEDAR	7	7	12				Spanish Oak	Saved
[illegible] 28"	28						Live Oak	Saved
[illegible] 22"	22						Live Oak	Saved
[illegible] 20"	20						Cedar	Saved
[illegible] 6", 7", 9"	6	7	9				Live Oak	Saved
[illegible] 9", 13"	9	13					Live Oak	Saved
[illegible] 15", 10"	15	10					Hackberry	Saved
[illegible] 19"	19						Live Oak	Saved
[illegible] 20"	20						Pecan	Saved
[illegible] 20"	20						Cedar	Saved
[illegible] 24"	24						Cedar	Saved
[illegible] 12", 13"	12	13					Sycamore	Saved
[illegible] 8", 12"	8	12					Ash	Saved
[illegible] 24" CEDAR	24						Cedar	Saved
[illegible] 29"	29						Cedar	Saved
8 White Oak Saved								
[illegible] 8", 9", 10" CEDAR	8	9	10				Cedar	Saved
[illegible] 9", 11", 11" CEDAR	9	11	11				Cedar	Saved
[illegible] 7", 7", 6" CEDAR	7	7	6				Cedar	Saved
[illegible] 11", 11" CEDAR	11	11					Cedar	Saved
[illegible] 19"	19						Live Oak	Saved
[illegible] 10", 12" CEDAR	10	12					Cedar	Saved
[illegible] 7", 7", 14" CEDAR	7	7	14				Cedar	Saved
[illegible] 6", 6", 13" CEDAR	6	6	13				Cedar	Saved
[illegible] 8", 8", 11" CEDAR	8	8	11				Cedar	Saved
[illegible] 8", 11"	8	11					Cedar	Saved
[illegible] 8", 7", 13"	8	7	13				Cedar	Saved
[illegible] 4", 9", 9"	4	9	9				Cedar	Saved
[illegible] 7", 8", 10" CEDAR	7	8	10				Cedar	Saved
[illegible] 4", 4", 4", 5", 9" CEDAR	4	4	4	5	9		Cedar	Saved
[illegible] 8", 13"	8	13					Cedar	Saved
[illegible] 4", 5", 16" CEDAR	4	5	16				Cedar	Saved
[illegible] 4", 5", 5", 7", 8", 8" CEDAR	4	5	5	7	8	8	Cedar	Saved
[illegible] 4", 5", 7", 7", 8" CEDAR	4	5	7	7	8		Cedar	Saved
[illegible] 4", 5", 6" CEDAR	4	5	6				Cedar	Saved
[illegible] 5", 7", 8", 6" CEDAR	5	7	8	6			Cedar	Saved
[illegible] 11", 12" CEDAR	11	12					Cedar	Saved
[illegible] 21"	21						Cedar	Saved
[illegible] 29"	29						Cedar	Saved
[illegible] 7", 9", 11" CEDAR	7	9	11				Cedar	Saved
[illegible] 10", 13" CEDAR	10	13					Cedar	Saved
[illegible] 11", 10" CEDAR	11	10					Cedar	Saved
[illegible] 12", 14", 17" CEDAR	12	14	17				Live Oak	Saved
[illegible] 26"	26						Spanish Oak	Saved
[illegible] 9", 10" CEDAR	9	10					Cedar	Saved
[illegible] 12", 22" CEDAR	12	22					Cedar	Saved
[illegible] 14", 16" CEDAR	14	16					Post	Saved
[illegible] 9", 10" CEDAR	9	10					Cedar	Saved
[illegible] 15", 17" CEDAR	15	17					Cedar	Saved
[illegible] 17", 18" LIVE OAK	17	18					Live Oak	Saved
[illegible] 12", 16" LIVE OAK	12	16					Live Oak	Saved

SAVED TREES *(CONTINUED)*

TREE LOCATION	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	TREE TYPE	SAVED
[illegible]	9	10					Live Oak	Saved
[illegible]	12	13					Cedar	Saved
[illegible]	20						Cedar	Saved
[illegible]	21						Cedar	Saved
[illegible]	19						Cedar	Saved
[illegible]	11	12					Cedar	Saved
[illegible]	8	11					Elm	Saved
[illegible]	19						Cedar	Saved
[illegible]	7	7	7				Cedar	Saved
[illegible]	11	13					Cedar	Saved
[illegible]	7	14					Cedar	Saved
[illegible]	11	11					Cedar	Saved
[illegible]	5	7	8				Cedar	Saved
[illegible]	8	12					Cedar	Saved
[illegible]	6	8	9	9			Cedar	Saved
[illegible]	5	8	9				Cedar	Saved
[illegible]	9	7	7				Cedar	Saved
[illegible]	8	12	13				Cedar	Saved
[illegible]	15	9					Cedar	Saved
[illegible]	9	13					Cedar	Saved
[illegible]	9	12					Cedar	Saved
[illegible]	8	6	7	9			Cedar	Saved
[illegible]	5	5	5	10			Cedar	Saved
[illegible]	3	5	13				Cedar	Saved
[illegible]	10	15					Cedar	Saved
[illegible]	20						Cedar	Saved
[illegible]	12	15					Cedar	Saved
[illegible]	10	13					Live Oak	Saved
[illegible]	11	15					Cedar	Saved
[illegible]	7	9	9	14			Cedar	Saved
[illegible]	10	11					Cedar	Saved
[illegible]	10	13					Cedar	Saved
[illegible]	10	10					Cedar	Saved
[illegible]	9	10					Cedar	Saved
[illegible]	9	10					Cedar	Saved
[illegible]	8	15					Cedar	Saved
[illegible]	10	17					Cedar	Saved
[illegible]	10	11					Cedar	Saved
[illegible]	7	12					Cedar	Saved
[illegible]	10	10	12				Cedar	Saved
[illegible]	19						Cedar	Saved
[illegible]	10	13					Cedar	Saved
[illegible]		6	8	8	11		Cedar	Saved
[illegible]	19						Cedar	Saved
[illegible]	7	7	12				Cedar	Saved
[illegible]	10	11					Cedar	Saved
[illegible]	5	5	8	9			Cedar	Saved
[illegible]	11	17					Cedar	Saved
[illegible]	8	13	13				Cedar	Saved
[illegible]	9	12					Cedar	Saved
[illegible]	4	5	5	6			Cedar	Saved
[illegible]	8	11	13				Live Oak	Saved
[illegible]	4	8	7	8	11		Cedar	Saved
[illegible]	5	7	13				Cedar	Saved
[illegible]	4	8	8	8			Cedar	Saved
[illegible]	5	8	10				Cedar	Saved
[illegible]	19						Live Oak	Saved
[illegible]	5	12	12				Live Oak	Saved
[illegible]	6	8	8				Cedar	Saved
[illegible]	9	15					Cedar	Saved
[illegible]	7	8	13				Cedar	Saved
[illegible]	8	9	9				Live Oak	Saved
[illegible]	7	13					Live Oak	Saved
[illegible]	8	10	12				Cedar	Saved
[illegible]	6	13					Cedar	Saved
[illegible]	25						Live Oak	Saved
[illegible]	7	12					Cedar	Saved
[illegible]	1	14					Cedar	Saved
[illegible]	4	9	9	9			Cedar	Saved
[illegible]	9	11					Cedar	Saved
[illegible]	9	12					Cedar	Saved
[illegible]	18						Live Oak	Saved
[illegible]	10	11	18				Cedar	Saved
[illegible]	8	15					Cedar	Saved
[illegible]	7	8	12				Cedar	Saved
[illegible]	5	8	9	9			Cedar	Saved
[illegible]	8	15					Live Oak	Saved
[illegible]	7	13					Cedar	Saved
[illegible]	10	10					Live Oak	Saved
[illegible]	9	10					Cedar	Saved
[illegible]	9	10					Cedar	Saved
[illegible]	10	10					Live Oak	Saved
[illegible]	19						Cedar	Saved
[illegible]	8	11					Cedar	Saved
[illegible]	8	8	8				Cedar	Saved
[illegible]	19						Cedar	Saved
[illegible]	6	8	12				Cedar	Saved
[illegible]	19						Cedar	Saved
[illegible]	10	11					Live Oak	Saved
[illegible]	19						Cedar	Saved
[illegible]	7	12					Live Oak	Saved
[illegible]	10	10					Live Oak	Saved
[illegible]	20						Live Oak	Saved
Totals	7,124	2,863	1,010	224	72	17		

Grand Total 11,110

REMOVED TREES

TREE LOCATION	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	TREE TYPE	REMOVED
[illegible]	19						Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	22						Live Oak	Removed
[illegible]	26						Cedar	Removed
[illegible]	25						Cedar	Removed
[illegible]	20						Cedar	Removed
[illegible]	23						Cedar	Removed
[illegible]	24						Cedar	Removed
[illegible]	27						Willow	Removed
[illegible]	27						Willow	Removed
[illegible]	19						Cedar	Removed
[illegible]	9	9	10				Cedar	Removed
[illegible]	8	9	13	13			Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	6	8	8	11			Cedar	Removed
[illegible]	5	5	7	13			Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	20						Cedar	Removed
[illegible]	19						Elm	Removed
[illegible]	10	10	14				Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	5	5	5	8	9	10	Cedar	Removed
[illegible]	4	9	12				Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	22						Cedar	Removed
[illegible]	19						Cedar	Removed
[illegible]	8	8	12				Cedar	Removed
[illegible]	11	11	12				Cedar	Removed
[illegible]	9	11	11				Cedar	Removed
[illegible]	9	12					Cedar	Removed
Totals	530	97	101	45	9	10		

Grand Total 792

TRANSPLANTED TREES

TREE LOCATION	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	TREE TYPE	Transplanted
[illegible]	21						Pecan	Transplant
[illegible]	19						Live Oak	Transplant
[illegible]	20						Live Oak	Transplant
[illegible]	19						Live Oak	Transplant
[illegible]	19						Elm	Transplant
[illegible]	9	9	14				Elm	Transplant
[illegible]	11	13					Elm	Transplant
Totals	118	22	14	-	-	-		

Grand Total 154

TREE SUMMARY *(Trees Greater than 19 inches)*

	Total Caliper Inch	*Percentage*
Saved Trees	**11,110**	**92%**
Transplanted Trees	**154**	**1%**
Removed Trees	**792**	**7%**
Total	**12,056**	