

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE AMENDING ORDINANCE NO. 20100729-120 TO INCREASE  
2 BY 0.83 ACRES THE BOUNDARIES OF THE PROJECT KNOWN AS THE BULL  
3 CREEK PLANNED UNIT DEVELOPMENT PROJECT AND REZONING THE  
4 0.83 ACRES FROM INTERIM-LAKE AUSTIN RESIDENCE (I-LA) DISTRICT TO  
5 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; MODIFYING THE LAND  
6 USE PLAN, REZONING AND CHANGING THE ZONING MAP FROM  
7 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT  
8 DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED AT 4909,  
9 4923, 4925, AND 4929 FM 2222 ROAD.

10  
11 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

12  
13 PART 1. Bull Creek Planned Unit Development ("Bull Creek PUD") is comprised of  
14 approximately 55 acres of land located generally in the 4900 block of FM 2222 Road in  
15 Travis County and more particularly described by metes and bounds in the land use plan  
16 incorporated into Ordinance No. 20100729-120 (the "Original Ordinance") as approved  
17 July 29, 2010.

18  
19 PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to  
20 change the base district from planned unit development (PUD) district to planned unit  
21 development (PUD) district on the property described in the Original Ordinance and as  
22 Tract One below, and to change the base district from interim-Lake Austin residence (I-  
23 LA) district to planned unit development (PUD) district on the property being added as  
24 Tract Two to the Bull Creek PUD, as follows:

25  
26 Tract One: Approximately 53.8741 acres in Travis County, consisting of two tracts  
27 of land and being more particularly described in Exhibit "A" incorporated into this  
28 ordinance; and

29  
30 Tract Two (the "Tower Lot"): A 0.83 acre tract being all of Lot 2, Bull Creek Road  
31 Subdivision, a subdivision in Travis County, Texas, according to the map or plat of  
32 record in Volume 28, Page 17, of the Plat Records of Travis County, Texas  
33 (collectively, the "Property"),

34  
35 locally known as 4909, 2923, 2925, and 2929 FM 222 Road, in the City of Austin, Travis  
36 County, Texas, and further described in Zoning Case No. C814-2009-0139.02, on file at

1 the Planning and Development Review Department, and generally identified the map  
2 attached as Exhibit "B".  
3

4 **PART 3.** This ordinance and the attached Exhibits "A" through "O" are the amended land  
5 use plan ("Bull Creek Land Use Plan") for the Bull Creek PUD and amends the Original  
6 Ordinance. Development of and uses within the Bull Creek PUD shall conform to the  
7 limitations and conditions set forth in this ordinance and in the attached Bull Creek Land  
8 Use Plan. If this ordinance and the attached exhibits conflict, this ordinance controls.  
9

10 **PART 4.** The attached exhibits are incorporated into this ordinance in their entirety as  
11 though set forth fully in the text of this ordinance. The exhibits are as follows:  
12

- 13 Exhibit A: Description of Property: Tracts One and Two
- 14 Exhibit B: Amended Zoning Map
- 15 Exhibit C: Amended Land Use Plan
- 16 Exhibit D: Amended Notes
- 17 Exhibit E: Ecological Preservation/Rehabilitation Plan
- 18 Exhibit F: Constructed Habitat for Migratory Waterfowl Plan
- 19 Exhibit G: Amended Green Building & Environmental Benefits (G-1, G - 2, G- 3)
- 20 Exhibit H: Artwork
- 21 Exhibit I: Swim Pier
- 22 Exhibit J: Environmental Modification Plan – Cut & Fill
- 23 Exhibit K: Environmental Modification Plan – Construction on Slopes
- 24 Exhibit L: Amended Slope Analysis (L -1, L - 2)
- 25 Exhibit M: Driveway Details
- 26 Exhibit N: Amended Critical Environmental Features (N-1)
- 27 Exhibit O: Amended Tree Protection (O – 1, O- 2)
- 28

29 **PART 6.** In accordance with Chapter 25-2, Subchapter V, Article 2, Division 5 (*Planned*  
30 *Unit Developments*) of the Code, the Bull Creek PUD development shall comply with the  
31 requirements for a PUD, except as otherwise modified by this ordinance.  
32

33 A. Use Regulations.

- 34
- 35 1. Except as otherwise provided in this ordinance the Property is subject  
36 to Lake Austin residence (LA) district permitted and conditional uses  
37 and site development regulations.
- 38
- 39 2. Crop production use and urban farm use are additional permitted uses  
40 of the Property.

3. Section 25-2-863 (C) (*Urban Farms*) of the Code is modified to allow an urban farm on a site greater than five acres.
4. Section 25-2-893 (C) (*Accessory Uses for a Principal Residential Use*) of the Code is modified to allow two guest houses. The structure on the Tower Lot may be used as a guest house, in addition to the two guest houses on the Tract One property.
5. Section 25-2-900 (*Home Occupations*) of the Code is modified so that only the following home occupation regulations apply: a) a home occupation may occur within the primary residence, the Tower Lot, or accessory structures, and b) 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.

B. Zoning and Site Development Regulations.

1. With the addition of the Tower Lot, the maximum impervious cover is 15 percent. ~~[14] percent.~~ Section 25-8-64 (*Impervious Cover Assumptions*) of the Code is modified to allow impervious cover to be calculated over the entire Property and not on a lot by lot basis.
2. Section 25-2-551(B) (2) (*Lake Austin (LA) District Regulations*) of the Code is modified to allow additional improvements within the shoreline setback area as shown on Exhibits C and J. These improvements may include a constructed habitat for migratory waterfowl, decks, trails, impervious walks, boardwalk, terraces, skyspace structure, site electrical, weir system, berms, swimming area, and related improvements. Maintenance and remodel of existing swimming area, boat docks, walkways, and associated facilities is allowed.
3. Section 25-2-551(B) (5) (*Lake Austin (LA) District Regulations*) of the Code is modified to allow development of a guest house and recreation building on limited gradients that exceed 35 percent in accordance with Exhibit K.

4. Section 25-2-492 (*Site Development Regulations*) of the Code is modified to allow interior side yard setbacks to be zero feet.
5. Section 25-2 Subchapter F: Residential Design and Compatibility Standards, 2.5 (*Side Yard Setbacks*) and 2.6 (*Setback Planes*) of the Code are modified to allow interior side yard setbacks to be zero feet and interior lot line setback planes not to apply.

C. Hill Country Roadway.

1. The PUD shall comply with the Hill Country Roadway Ordinance except as shown in this Subsection C.
  - a) Section 25-2-1122 (*Floor to Area Ratio of a Nonresidential Building*) of the Code is modified to allow compliance with Exhibit K for construction on slopes.
  - b) Section 25-2-1123 (*Construction on Slopes*) of the Code is modified to allow construction of the guest house to comply only with Exhibit K.
  - c) Section 25-2-1126 (*Building Materials*) of the Code is modified to allow reflective and non-native building materials for structures built 100 feet behind a 10-foot high masonry wall that is constructed 100 feet from the right-of-way of FM 2222 Road. A vegetative buffer with native plants and trees shall be provided as additional screening.
  - d) A 100-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to the FM 2222 right-of-way. At approximately the 100-foot setback line a 10-foot high wall or fence shall be constructed for visibility and sound attenuation. Additional native trees will be planted to supplement the existing native vegetation. Entryway features are allowed within the setback in the vicinity of the driveways.
  - e) At least 40 percent of the site within 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

1 Appraisal District for the property and, b) the Ecological  
2 Conservation and Preservation Plan outlined in Exhibit E of this  
3 ordinance.

- 4  
5 2. The City acknowledges and agrees that the existing building on the  
6 Tower Lot is a legal noncomplying structure, and as such, shall be  
7 subject to applicable City Code provisions.  
8

9 D. Environmental Regulations.

- 10  
11 1. Development of the Property shall comply with the criteria, plans, or  
12 requirements as written or illustrated on Exhibits D, E, F, G, J, K, L,  
13 N, and O.  
14  
15 2. Section 25-8-261(C) (*Critical Water Quality Zone Development*) of  
16 the Code is modified to allow the following improvements within the  
17 critical water quality zone as shown on Exhibit C and described in  
18 Exhibit J:  
19  
20 a) migratory bird habitat, birdbath facilities, decks, levees, trails,  
21 sidewalks, boardwalk, remnant foundation, terraces, skyspace  
22 structure, security equipment, wiring, swimming area, and related  
23 facilities;  
24  
25 b) maintenance and remodel of existing swimming area, boat docks,  
26 walkways, and terraces; and  
27  
28 c) cut and fill as required for the above improvements in accordance  
29 with Exhibit J.  
30  
31 3. Section 25-8-281(B) (*Critical Environmental Features*) of the Code is  
32 modified to allow critical environmental features ("CEF") to be  
33 located on a residential lot.  
34  
35 4. Section 25-8-281(C) (*Critical Environmental Features*) of the Code is  
36 modified to provide buffer requirements for the CEFs on the Property  
37 in accordance with Exhibit N.  
38

5. Sections 25-8-281 (*Critical Environmental Features*) and Section 25-8-282 (*Wetland Protection*) of the Code do not apply to any proposed manmade environmental features.
6. Section 25-8-302 (*Construction of a Building or Parking Area*) of the Code is modified to allow small portions of building and parking areas to be constructed on slopes greater than 25 percent, as shown on Exhibit K. Terracing shall be optional for portions of the slopes that are not constructed on, but spanned by a building.
7. Section 25-8-341 (*Cut Requirements*) of the Code is modified to allow cuts to exceed four feet in accordance with Exhibit J.
8. Section 25-8-342 (*Fill Requirements*) of the Code is modified to allow fills to exceed four feet in accordance with Exhibit J.
9. The requirements of Sections 3 through 3.3.5 (*Tree Survey*) of the Environmental Criteria Manual ("ECM") are modified to allow only trees of eight inch and greater diameter to be surveyed and for single family tree regulations to apply.
10. CEF Buffers and Construction. The following conditions apply to the 50-foot wide buffer for Rimrocks 1 and 2 as shown on Exhibit N:
  - a) a 40-foot limit of construction shall be maintained from Rimrock 1 and 2;
  - b) the 10-foot wide area with the CEF buffer that is disturbed during construction must be revegetated with plants and seeds from the City of Austin Standard Specification Item No. 609S, and
  - c) erosion and sedimentation controls must be placed at the limits of construction.
11. A 150-foot wide buffer shall be provided for the emergent wetland fringe located within Bull Creek. The following may be located within the buffer area:

1 Trails, existing retaining wall, proposed trees, stone stairs, regraded  
2 slope, migratory habitat for waterfowl, raised wood boardwalk, native  
3 plant garden, security equipment, wiring, and related facilities.

- 4  
5 12. A setback is not required for or associated with a cypress fringe  
6 located on portions of the Property.  
7

8 E. Shoreline Swim Area/Docks and Wetlands Area.  
9

- 10 1. Swim area reconstruction shall not exceed 50 feet from the shoreline  
11 in accordance with Exhibit I.  
12  
13 2. Shoreline modifications for the swim area will exceed Code and ECM  
14 requirements in order to preserve the natural and traditional character  
15 of the shoreline as set forth under Section 25-7-61(A)(5) (*Criteria for*  
16 *Approval of Plats, Construction Plans, and Site Plans*), maintain the  
17 integrity of protected riparian areas and minimize damage to physical  
18 and biological characteristics set forth in Section 1.7.7(A) ECM. Parts  
19 of the proposed plan will:  
20  
21 a) maintain the water quality benefits and biological integrity of a  
22 functioning, natural vegetated shoreline by providing landscape  
23 details which replace existing shoreline vegetation with more  
24 desirable native species that provide bank stabilization and natural  
25 character;  
26  
27 b) provide the slope of a natural shoreline with minimal stone toe  
28 armor pursuant to the current recommendations for bank  
29 stabilization of City of Austin Environmental Resource  
30 Management Division wetlands biologist;  
31  
32 c) provide native wetland plantings as mitigation for any impacts to  
33 protected wetland areas with the approval of City of Austin  
34 Environmental Resource Management Division wetlands biologist;  
35 and  
36  
37 d) provide the seal of a Texas professional engineer to certify that the  
38 hydraulic and structural design of dock and shoreline treatment are  
39 adequate that the improvement complies with the ordinances of the  
40 City, Drainage Criteria Manual, and the laws of the State as set

1                    forth in Section 25-7-62 (*Certificate of Professional Engineer*  
2                    *Required for Certain Alterations and Improvements*) of the Code.

- 3  
4                    3.        Additionally, boat slips may not exceed 12, and a boat slip may not be  
5                    used for commercial purposes. The Tower Lot may maintain the two  
6                    additional boat slips associated with it, in addition to the 12 boat slips  
7                    existing on the Tract One property. However, they may not be used  
8                    for commercial purposes.

9  
10                  F.        Transportation Regulations

- 11  
12                  1.        The southern internal driveway shall be built in accordance with  
13                  Exhibit M.  
14  
15                  2.        The requirements of the Transportation Criteria Manual Section 5.3P  
16                  and the City of Austin Standard Detail 433S-1 are modified to allow a  
17                  driveway apron to slope away from the street and to exceed a two  
18                  percent grade for the driveway apron. (See Exhibit M)

19  
20                  G.        Drainage Regulations.

21  
22                   Section 25-7-152 (*Dedication of Easements and Rights-of Way*) of the Code  
23                   is modified so that a drainage easement dedicated to the public is not  
24                   required for flows onto the property; provided however, the property shall  
25                   accept flows from adjacent tracts in accordance with natural drainage  
26                   patterns. An easement for the FEMA floodplain shall satisfy dedication  
27                   requirements along Bull Creek.

- 28  
29                  H.        Artwork. At least 2 art installations shall be provided on the Property in  
30                  accordance with Exhibit H.

31  
32  
33        **PART 7.** Except as otherwise specifically provided for in this ordinance, the terms and  
34        conditions of Ordinance No. 20100729-120, as amended, remain in effect.  
35  
36  
37  
38  
39  
40



# EXHIBIT A

## TRACT 1

FIELD NOTES  
FOR

44.572 ACRES OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE THOMAS J. CHAMBERS 8 LEAGUE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 44.572 ACRE TRACT OF LAND CONVEYED TO KEY ENTERPRISES, INC., TED L. STEWART AND RON AMINI BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004145327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY MET 3 AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found at the Northeast corner of said 44.572 acre tract, being at the Southeast corner of Lot 1, Bull Creek Road Subdivision, a subdivision recorded in Plat Book 28, Page 17 of the Plat Records of Travis County, Texas, being in the West r.o.w. line of F.M. Hwy No. 2222, for the PLACE OF BEGINNING hereof;

THENCE along the East line of said 44.572 acre tract, being along the West r.o.w. line of F.M. Hwy No. 2222 for the following courses:

Along a curve to the left whose radius is 408.15 feet, whose arc is 57.65 feet and whose chord bears S 07°20'50" W for a distance of 57.60 feet to a 1/2 inch iron pin found

S 01°29'54" E for a distance of 119.52 feet to a 1/2 inch iron pin found

S 03°17'00" W for a distance of 751.90 feet to a 1/2 inch capped iron pin set for the Southeast corner of said 44.572 acre tract;

THENCE along a Southerly line of said 44.572 acre tract for the following courses:

N 88°15'00" W for a distance of 287.50 feet to a 1/2 inch capped iron pin set

N 60°30'00" W for a distance of 387.50 feet to a 1/2 inch capped iron pin set

N 88°30'00" W for a distance of 200.00 feet to a 1/2 inch capped iron pin set

S 44°30'00" W for a distance of 222.50 feet to a 1/2 inch capped iron pin set

S 01°30'00" W for a distance of 180.00 feet to a 1/2 inch capped iron pin set

S 36°20'00" E for a distance of 353.21 feet to a 1/2 inch capped iron pin set

S 39°20'00" W for a distance of 540.43 feet to a point at the water's edge of the North bank of Lake Austin, for a Southerly corner of said 44.572 acre tract;

THENCE along the water's edge of the North bank of Lake Austin for the following courses:

N 50°41'13" W for a distance of 293.66 feet to an angle point

N 54°13'50" W for a distance of 481.15 feet to an angle point

---

FIELD NOTES  
FOR

44.572 ACRES OF LAND - Page Two

N 49°50'24" W for a distance of 135.83 feet to a point at the water's edge of the East bank of Bull Creek, for the Southwest corner of said 44.572 acre tract;

THENCE along the water's edge of the East bank of Bull Creek for the following courses:

N 03°09'58" E for a distance of 9.95 feet to an angle point

N 39°03'55" E for a distance of 500.02 feet to an angle point

N 33°35'47" W for a distance of 57.70 feet to an angle point

N 25°18'41" W for a distance of 152.65 feet to an angle point

N 17°04'31" W for a distance of 23.61 feet to an angle point

N 13°59'42" W for a distance of 159.33 feet to an angle point

~~N 00°28'15" W for a distance of 177.67 feet to an angle point~~

N 11°27'02" E for a distance of 183.31 feet to an angle point

N 24°04'28" E for a distance of 73.27 feet to a 60-d nail set in a tree stump for the Northwest corner of said 44.572 acre tract;

THENCE along the North line of said 44.572 acre tract for the following courses:

N 89°29'31" E for a distance of 232.09 feet to a ½ inch iron pin found


N 89°10'10" E for a distance of 76.00 feet to an iron bolt found

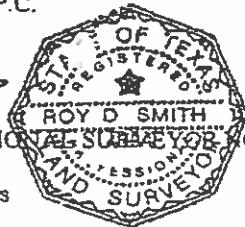
N 89°15'25" E for a distance of 569.23 feet to a ½ inch iron pin found

N 89°00'02" E for a distance of 555.61 feet to a ½ inch iron pin found

N 89°14'44" E for a distance of 216.58 feet to the PLACE OF BEGINNING and containing 44.572 acres of land, more or less.

SURVEYED BY:  
Roy D. Smith Surveyors, P.C.

  
ROY D. SMITH  
REGISTERED PROFESSIONAL SURVEYOR  
August 18, 2005  
44.572 ac. - T.J. Chambers



**TRACT 2**

Part A: Lot 1, BULL CREEK ROAD SUBDIVISION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 28, Page(s) 17 of the Plat Records of Travis County, Texas

and

Part B: Being 8.495 acres of land, more or less, and lying in and situated out of the Thomas J. Chambers Survey in Travis County, Texas and being more particularly described on Exhibit B-1 attached hereto and made a part hereof.

EXHIBIT B-1

LEGAL DESCRIPTION: BEING A 8.495 ACRE TRACT OF LAND LYING IN AND BEING SITUATED OUT THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 198 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN FOUR PARCELS OF LAND CONVEYED TO 4-D PARTNERS L.P. AS TRACTS 2-5 BY DEED RECORDED IN DOCUMENT NO. 19999133413 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.495 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN OCTOBER, 2007:

BEGINNING at an iron pipe found in the northerly line of that certain 44.572-acre tract of land conveyed to Danforth Partners I, LTD by deed recorded in Document No. 2001057457 of said deed records for the southeast corner of said 4-D Partners Tract 5 (3.845 acres) and the southwesterly corner of Lot 1, Bull Creek Road Subdivision, a subdivision of record in plat book 28, page 17 of the Plat Records of Travis County, Texas;

THENCE along the north line of said Danforth tract and the south line hereof and said 4-D Partners tract the following six (6) calls:

1. N 89°45'40" W a distance of 555.41 feet to a ½" iron rod found for angle point and common corner of tracts 2 and 5;
2. N 89°25'30" W a distance of 152.99 feet to a ½" iron pipe found for angle point and common corner of tracts 2 and 3;
3. N 89°22'13" W a distance of 122.77 feet to a ½" iron rod found for angle point;
4. N 89°36'49" W a distance of 293.52 feet to a 5/8" iron bolt found for angle point and common corner of tracts 3 and 4;
5. N 89°35'58" W a distance of 75.97 feet to a ½" iron rod found for angle point;
6. N 89°26'01" W a distance of 234.85 feet to a calculated point in Lake Austin for the southwest corner hereof and said 4-D Partners L.P. Tract 4;

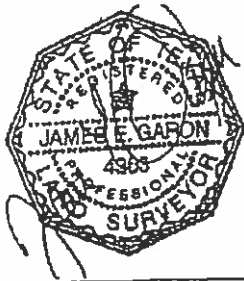
THENCE along Lake Austin and Bull Creek the following eleven (11) calls:

1. N 33°56'59" E a distance of 39.50 feet to a ½" iron rod found for angle point;
2. N 38°51'40" E a distance of 162.51 feet to a ½" iron rod found for angle point;

3. N 58°15'39" E a distance of 92.69 feet to a ½" iron rod found for angle point;
4. N 67°58'38" E a distance of 140.40 feet to a ½" iron rod found for angle point;
5. N 81°34'15" E a distance of 137.21 feet to a ½" iron rod found for angle point;
6. S 89°24'48" E a distance of 209.81 feet to a ½" iron rod found for angle point;
7. N 89°52'53" E a distance of 85.01 feet to a ½" iron rod set for angle point;
8. S 78°00'25" E a distance of 71.35 feet to a ½" iron rod found for angle point;
9. N 89°12'18" E a distance of 215.78 feet to a calculated point in water;
10. S 81°08'51" E a distance of 94.90 feet to a calculated point in water;
11. N 87°20'09" E a distance of 373.03 feet to a ½" iron rod set for the northeast corner hereof and said 4-D Partners tract 5 and the northwest corner of the aforesaid Lot 1, Bull Creek Road Subdivision;

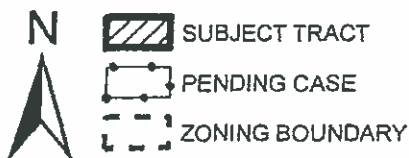
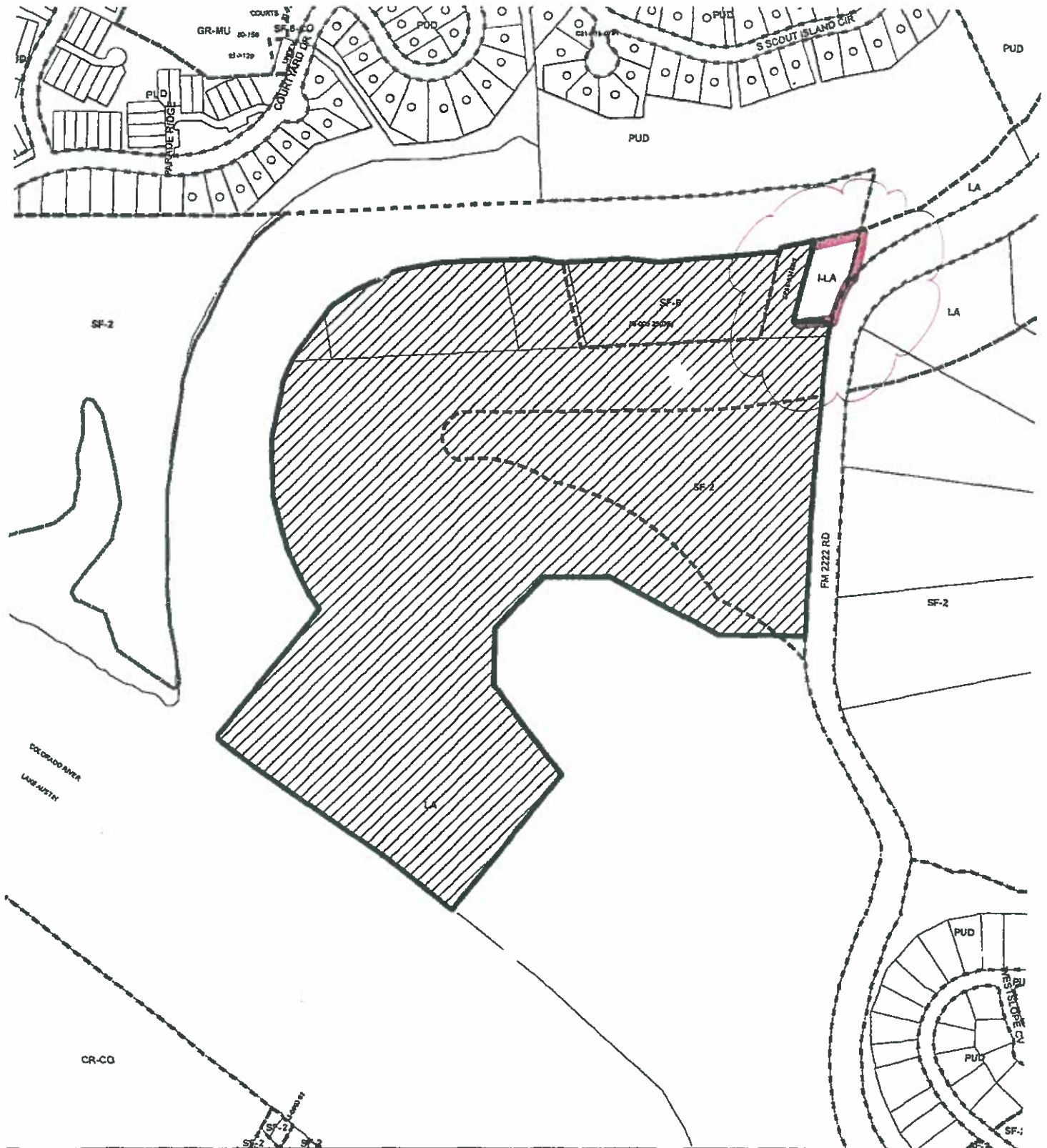
THENCE S 15°57'31" W a distance of 291.00 feet along the west line of said Lot 1 to the **POINT OF BEGINNING**, containing 8.495 acres of land, more or less and as shown on sketch of survey prepared herewith.

Surveyed by:



James E. Garon  
 Registered Professional Land Surveyor  
 Server: Col\Travis\Surveys\Thomas J Chambers\B58607.doc

# EXHIBIT B



## PLANNED UNIT DEVELOPMENT

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



This map has been produced by the Communications Technology Management Dept on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**BULL CREEK PUD  
EXHIBIT D – NOTES**

1. During construction, the existing structure on the property may be used as a dwelling and for activities to assist the site with construction.
2. 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.
3. 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.
4. 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.
5. In lieu of a dedicated drainage easement, 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.
6. 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 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.

7. Parking at the Tower Lot shall be for home occupation or residential use only.
8. Trees on the Tower Lot shall be subject to the Heritage Tree Ordinance as of the date of this PUD amendment #2 submittal.

## **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.

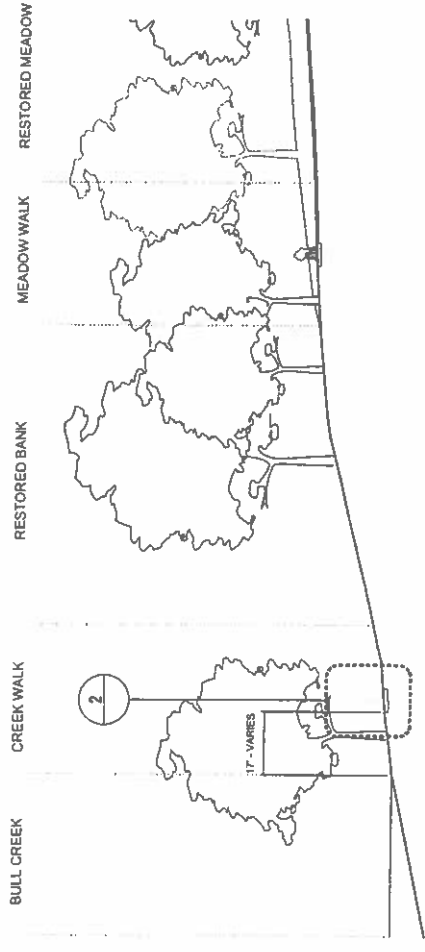
#### **PREVIOUSLY INITIATED WORK**

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 caliper 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.

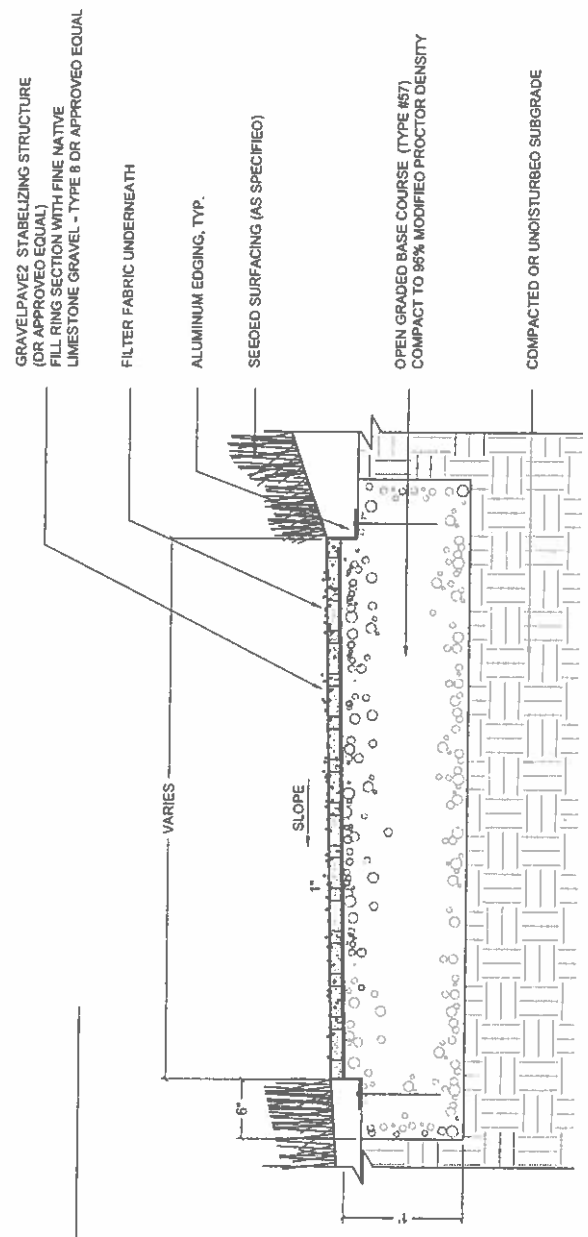
#### **GENERAL STRATEGIES FOR IMPROVING CONDITIONS**

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.

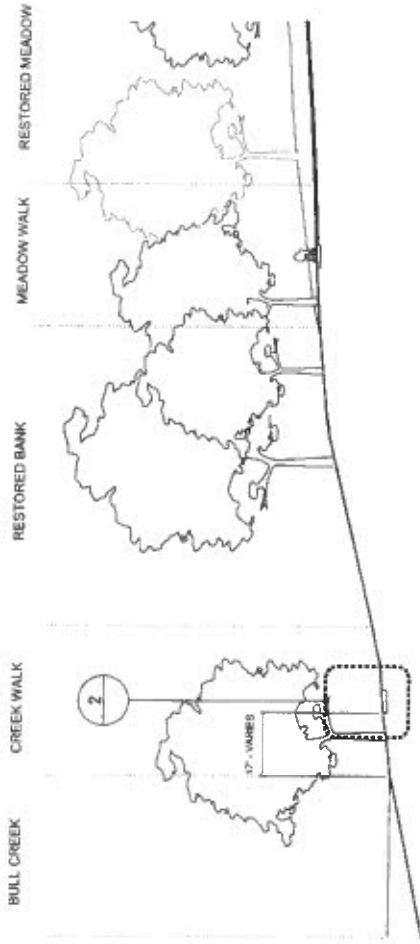
3. Improve soil ecology through a program of organic fertilization and inoculation with micro-organisms. This will enhance the establishment of native grasses.
4. Reduce the domination of ashe juniper through select clearing, in order to allow understory plants a chance to thrive.
5. Enrich the woodlands 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: 1/32"=1'-0"

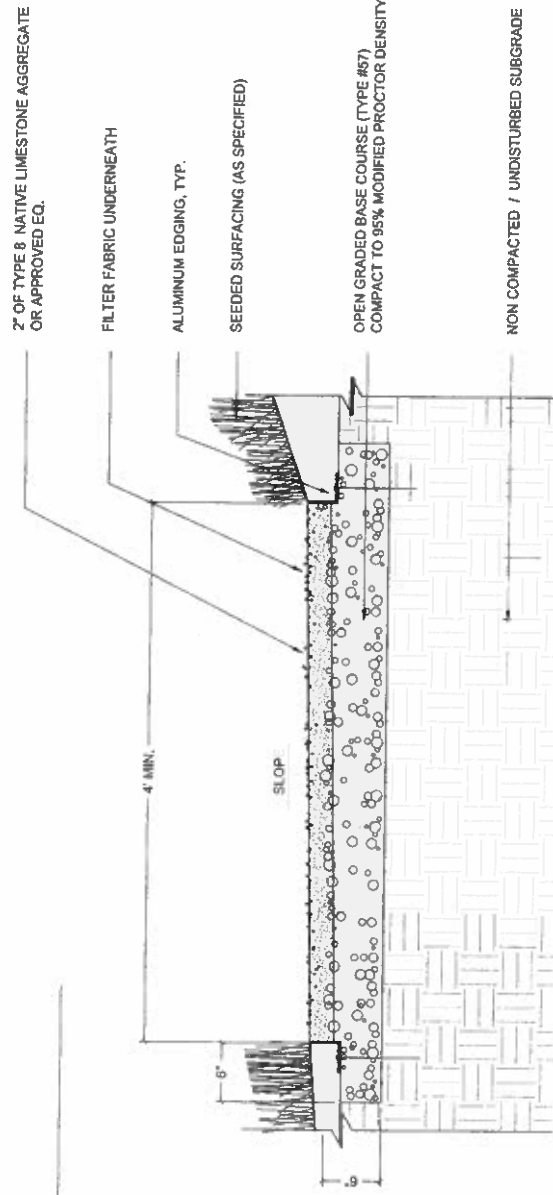


2 VEHICULAR PERVIOUS WALK SECTION - TYP.  
SCALE: 1/4"=1'-0"



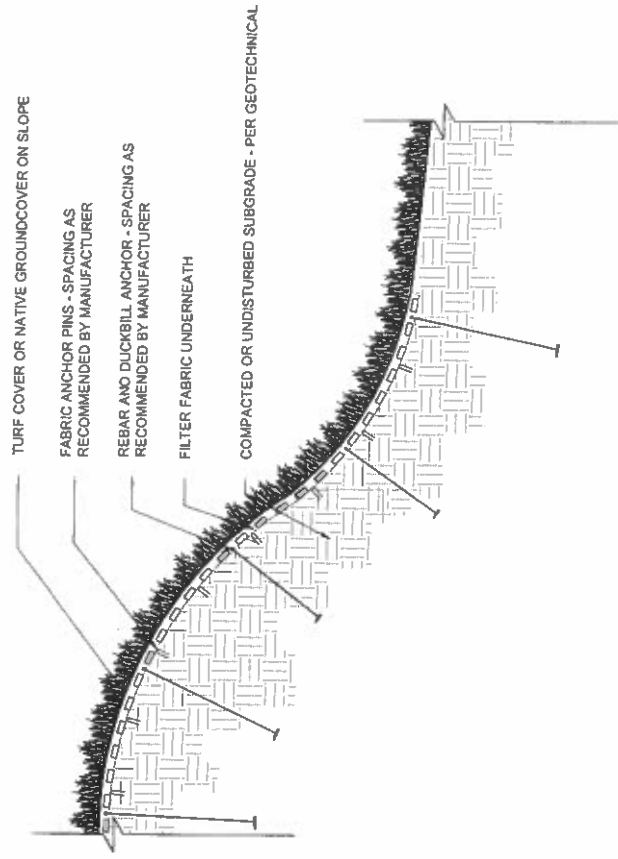
1 SITE SECTION - TYP.

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

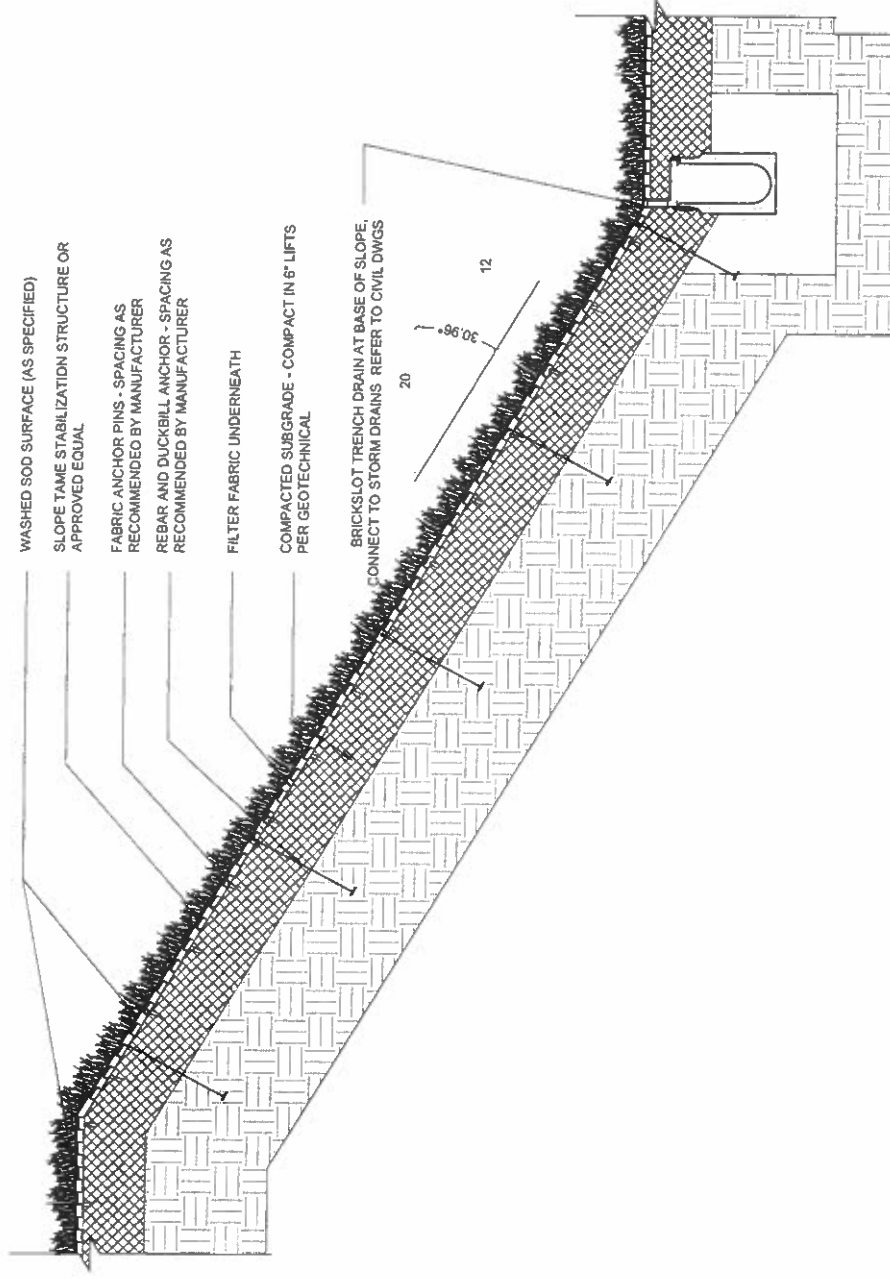


2 PEDESTRIAN PERVIOUS WALK SECTION - TYP.

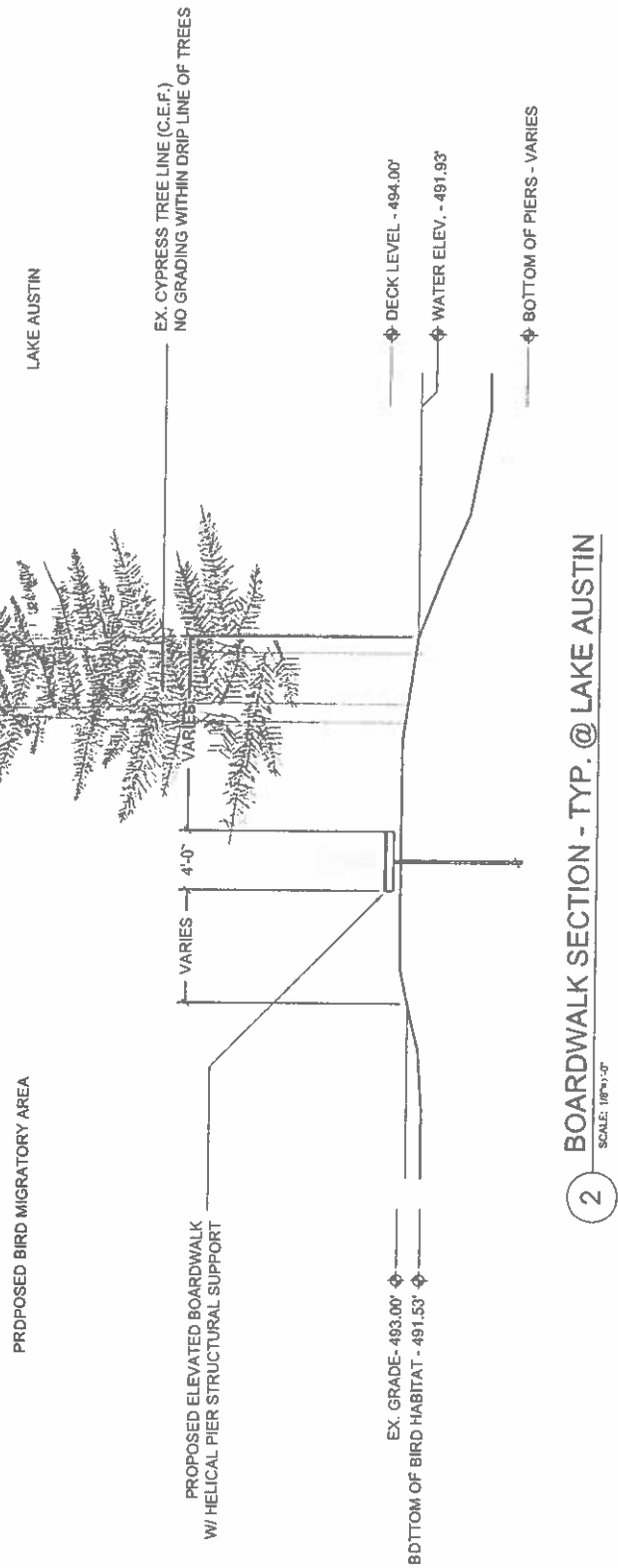
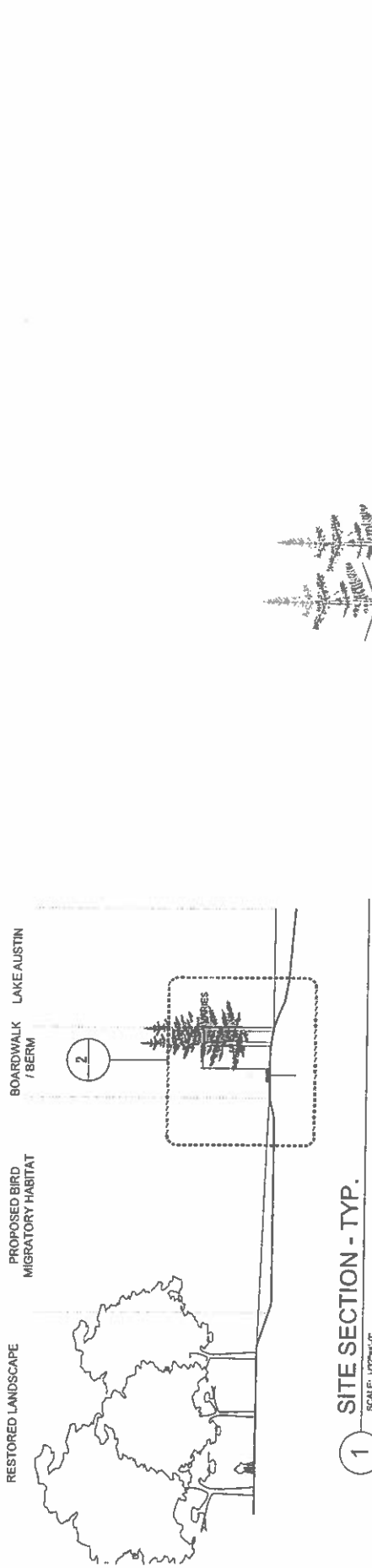
SCALE: 1/4"=1'-0"

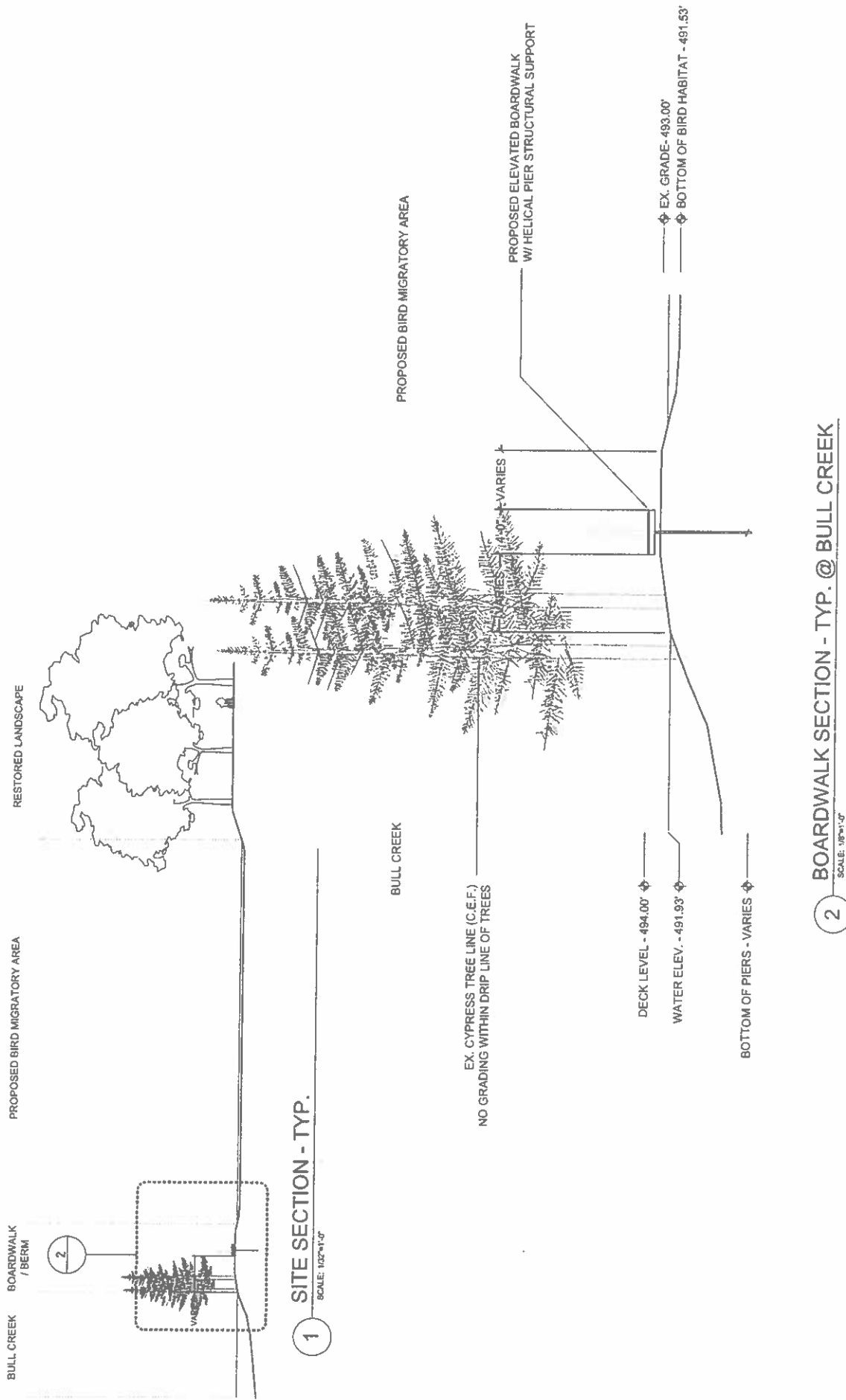


1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.  
SCALE: 1"=1'-0"



1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.  
SCALE 1/4"=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.

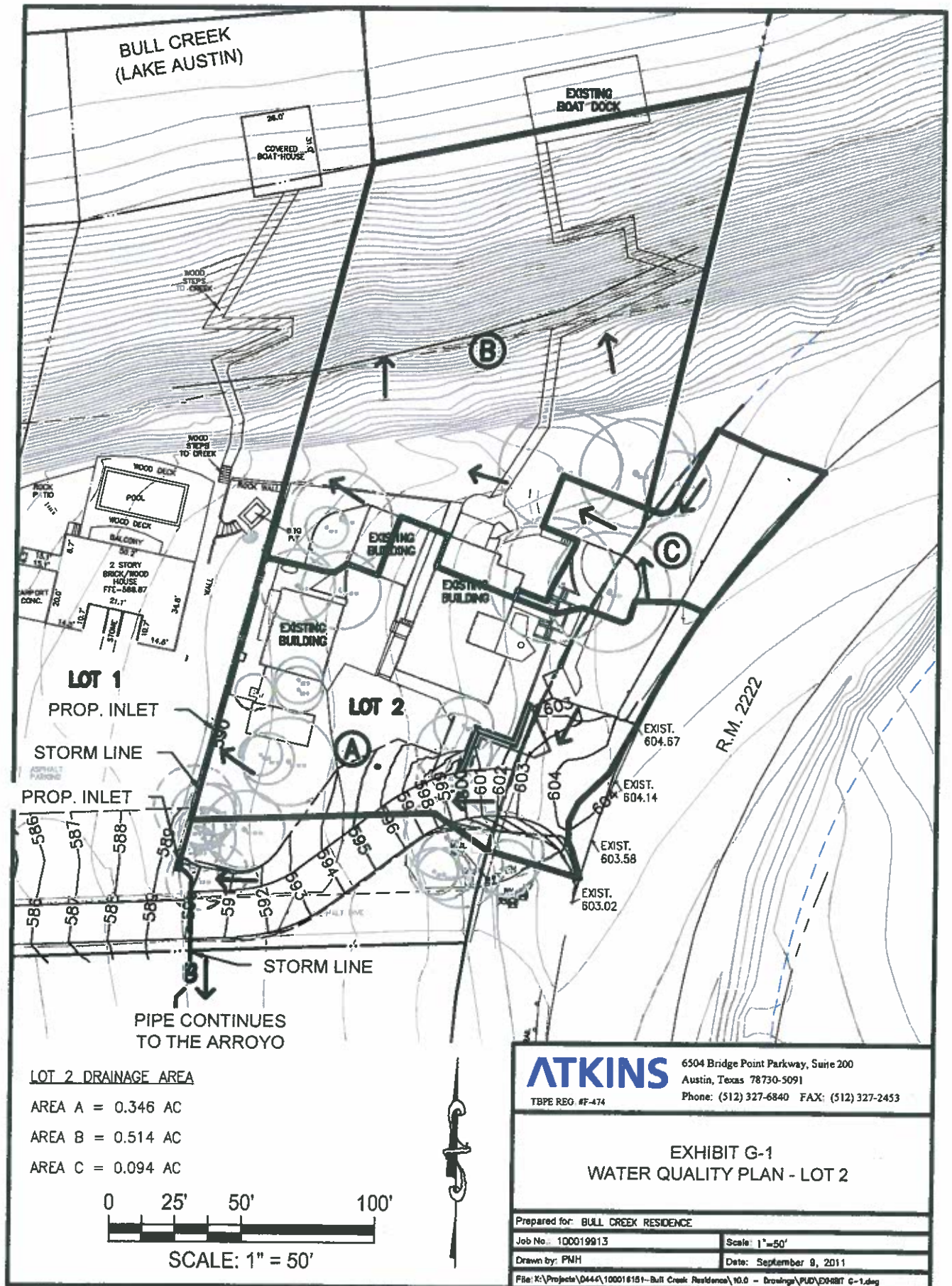
#### *Environmental Impact*

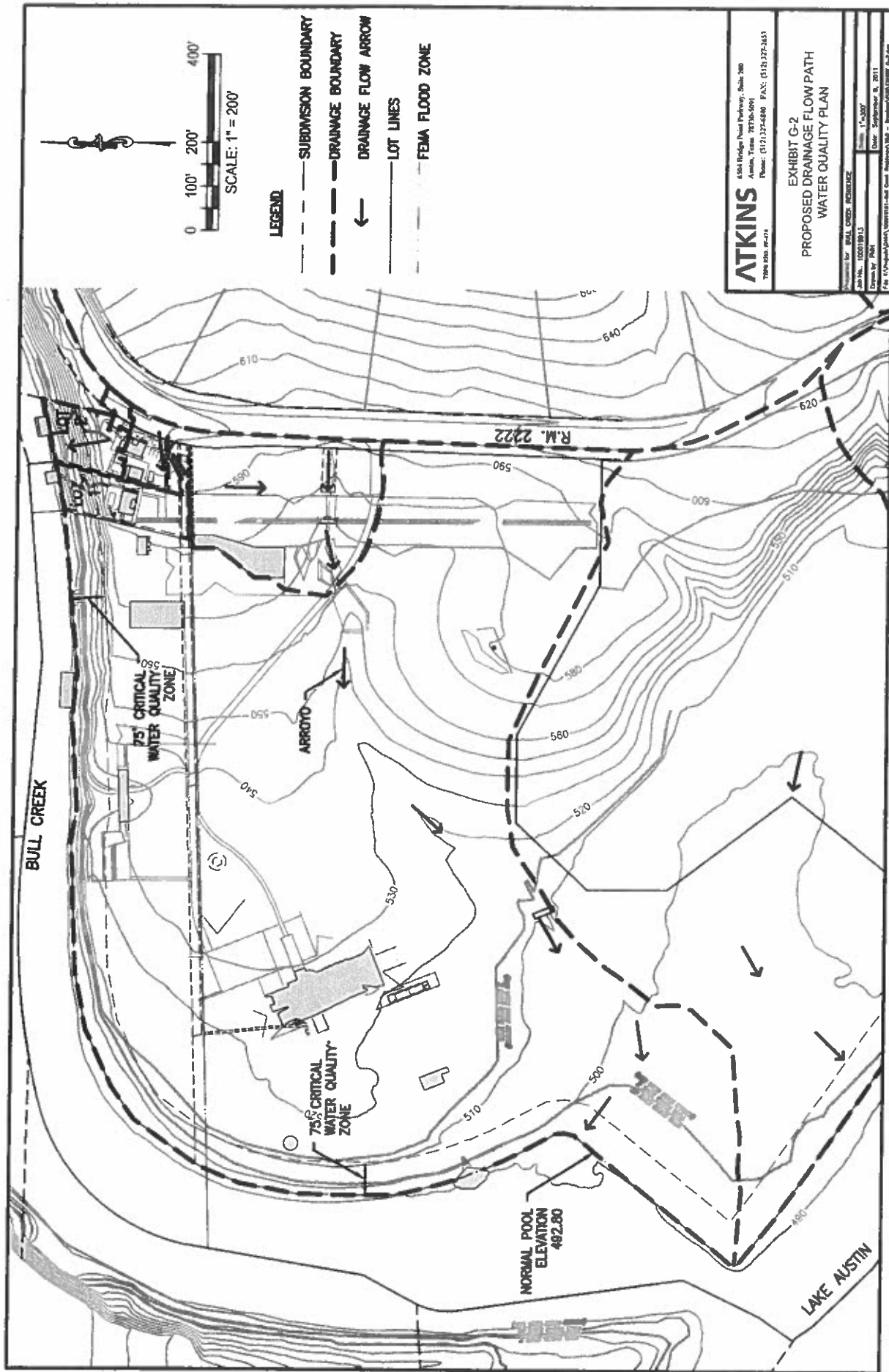
1. Storm water runoff and water quality for watershed protection - All roof and area drainage will be collected and redistributed on site via non-erosive devices.
2. Reduced impervious cover - The guesthouse free spans a natural ravine to reduce site disturbance. The recreation pavilion has a paddle 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 15 percent impervious cover is proposed over the entire 54.7049 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 G-3 - ENVIRONMENTAL BENEFITS FOR THE TOWER LOT**

The Tower lot is Lot 2 of the Bull Creek Road subdivision and the current improvements were constructed prior to the requirement of water quality improvements. Below is a water quality plan to provide substantial environmental benefit over what is currently included.

The Tower lot is a 0.804 acre lot with a Net Site Area (NSA) of 0.389 acres which drains directly into Bull Creek over a Critical Environmental Feature (CEF). Current development on the lot has created an impervious cover of 0.364 acres or 94 percent compared to the NSA. The proposed water quality plan for this lot will provide some treatment of the runoff from a majority of the site, by rerouting runoff to flow interior to the 54 acre PUD. Approximately 65 percent of the impervious cover will be diverted from flowing into Bull Creek and directed into the interior of the PUD. An inlet and pipe will carry the flow to a discharge point that will allow overland flow to the existing arroyo through the PUD. This arroyo flows toward Lake Austin through 1440 feet of natural channel which empties into a ponding area near Lake Austin. Run off from this catchment area ponds in a low area near the lake and then flows across a flat grassy area before entering into Bull Creek near its mouth with Lake Austin. Therefore, the pollutant load from this area of Lot 2 will be naturally treated with high removal rates assumed.

The other 35 percent of the site impervious cover is mostly roof tops, decks and sidewalks and will flow to Bull creek as it currently does.

**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.

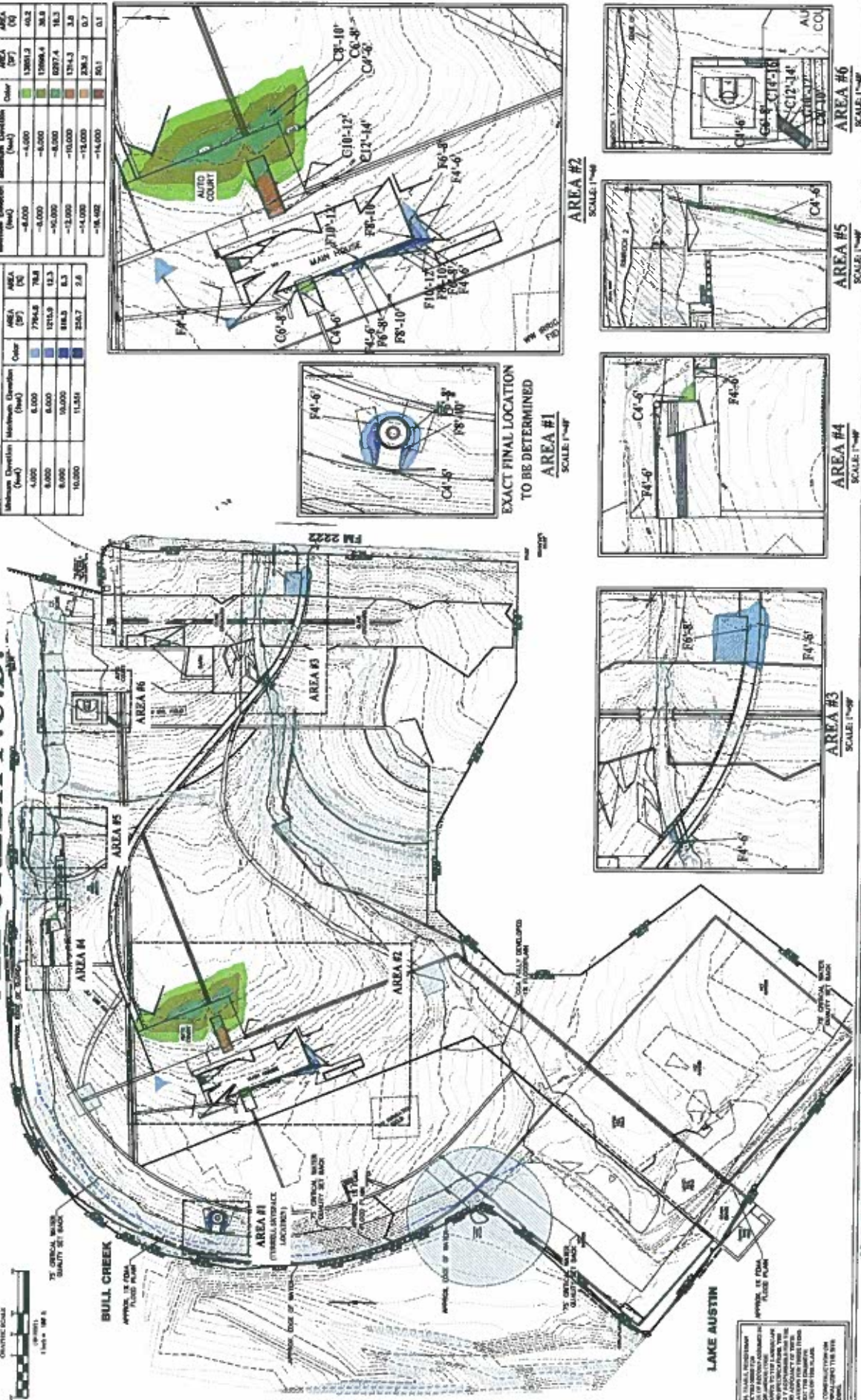
In addition, the owners have proposed to commission artist Jorge Pardo to assist with the remodeling of one of the existing boat docks. Jorge Pardo is well known for his work in maintaining the functionality of everyday items, but at the same time increasing their aesthetic value as works of art.



FILL TABLE				CLUT TABLE			
Minimum Deviation (mm)	Maximum Deviation (mm)	AREA ( $\mu\text{m}^2$ )	AREA (%)	Minimum Deviation (mm)	Maximum Deviation (mm)	Color	AREA ( $\mu\text{m}^2$ )
4,000	8,000	7704.8	78.8	-8,000	-4,000		12081.2
8,000	8,000	1216.9	12.3	-8,000	-8,000		12669.4
8,000	10,000	818.8	8.3	-10,000	-8,000		8297.4
10,000	11,551	254.7	2.6	-13,000	-10,000		1214.3
				-14,000	-13,000		236.2
				-16,482	-14,000		50.1

Minimum Diameter (mm)	Maximum Diameter (mm)	Color	AREA (BT)	AREA (%)
4,000	6,000	Blue	7794.8	70.8
6,000	8,000	Blue	1215.9	12.3
8,000	10,000	Blue	818.5	8.3
10,000	11,556	Blue	250.7	2.6

CUT TABLE			APRCA (%)
Midcourse Direction (msd)	Midcourse Direction (msd)	Color	APRCA (%)
-6.000	-6.000		12051.3
-6.000	-6.000		12056.4
-6.000	-6.000		12057.4
-6.000	-6.000		12057.4
-6.000	-6.000		12057.4
-6.000	-6.000		12057.4
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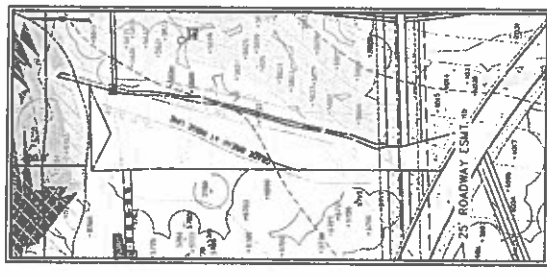


**ENVIRONMENTAL MODIFICATION PLAN  
EXHIBIT J - CUT AND FILL**

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E-MAIL: [info@corporatejournal.co.uk](mailto:info@corporatejournal.co.uk)



**AREA #2**

ALL OF THESE AGENTS WORK WITH TEAM 5, PENDING TEAM AND TEAM 6, AND TEAM 7. THE AGENTS OF THE FIRST TWO TEAMS ARE THE MOST IMPORTANT. THE AGENTS OF THE FIRST TWO TEAMS ARE THE MOST IMPORTANT. THE AGENTS OF THE FIRST TWO TEAMS ARE THE MOST IMPORTANT.

# ENVIRONMENTAL MODIFICATION PLAN EXHIBIT K - CONSTRUCTION ON SLOPES

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CA

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**SLOPE CATEGORIES**

SEE PAGE 100 FOR DETAILS

CLIMATE 100-105

CLIMATE 106-110

CLIMATE 111-115

CLIMATE 116-120

CLIMATE 121-125

CLIMATE 126-130

CLIMATE 131-135

CLIMATE 136-140

CLIMATE 141-145

CLIMATE 146-150

CLIMATE 151-155

CLIMATE 156-160

CLIMATE 161-165

CLIMATE 166-170

CLIMATE 171-175

CLIMATE 176-180

CLIMATE 181-185

CLIMATE 186-190

CLIMATE 191-195

CLIMATE 196-200

CLIMATE 201-205

CLIMATE 206-210

CLIMATE 211-215

CLIMATE 216-220

CLIMATE 221-225

CLIMATE 226-230

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CLIMATE 1196-1200

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CLIMATE 1211-1215

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CLIMATE 1251-1255

CLIMATE 1256-1260

CLIMATE 1261-1265

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CLIMATE 1271-1275

CLIMATE 1276-1280

CLIMATE 1281-1285

CLIMATE 1286-1290

CLIMATE 1291-1295

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CLIMATE 1321-1325

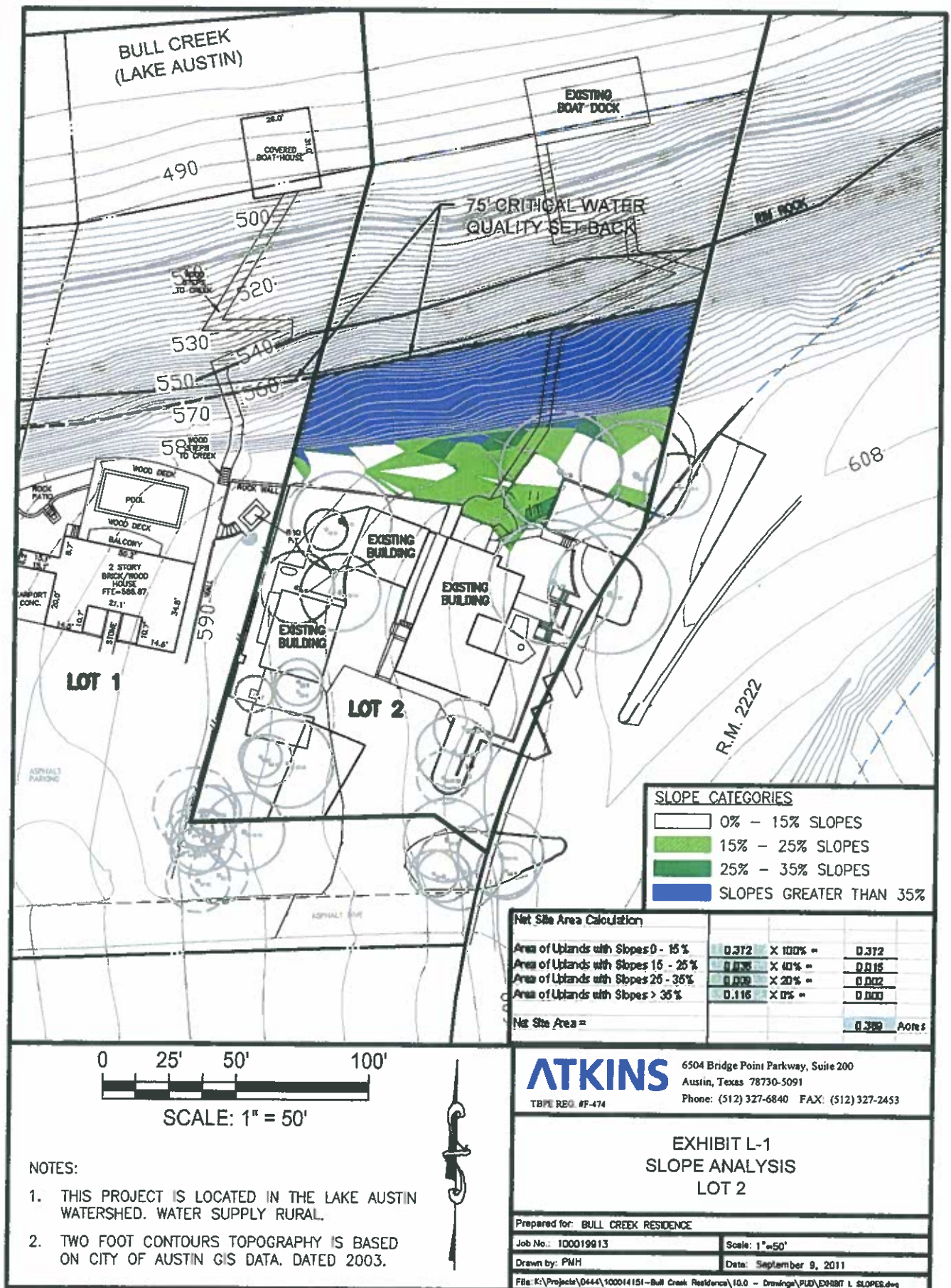
CLIMATE 1326-1330

1. How important is leadership in the work environment?
2. How do you feel about the current state of the world?

SEE EXHIBIT L-2 FOR UPDATED Q1 1980 Q2 1980-85

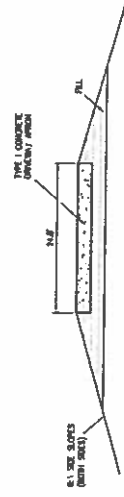
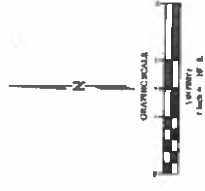
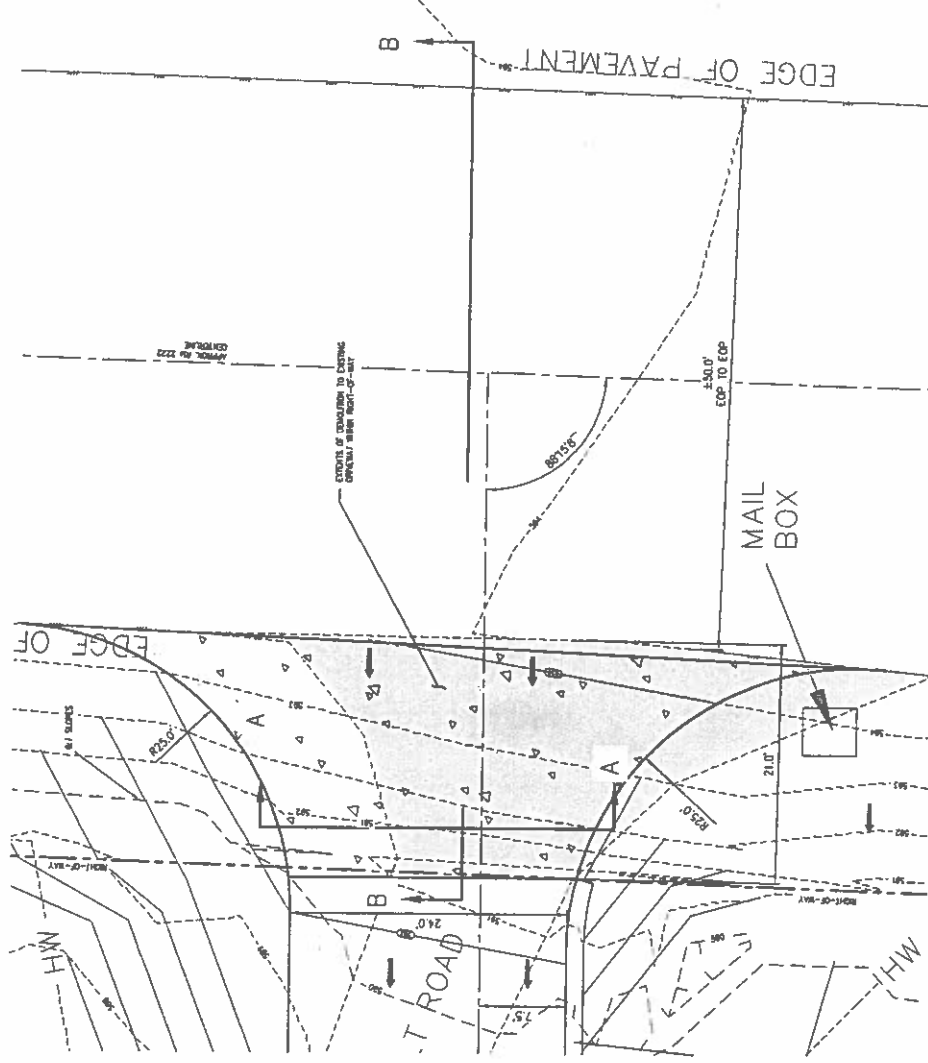
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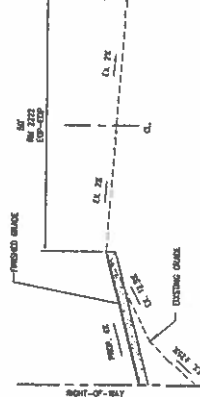




# BULL CREEK P.U.D.



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)



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**BULL CREEK P.U.D.**

Engineering plan view of Bull Creek P.U.D. showing proposed driveway, sight distance, and target height.

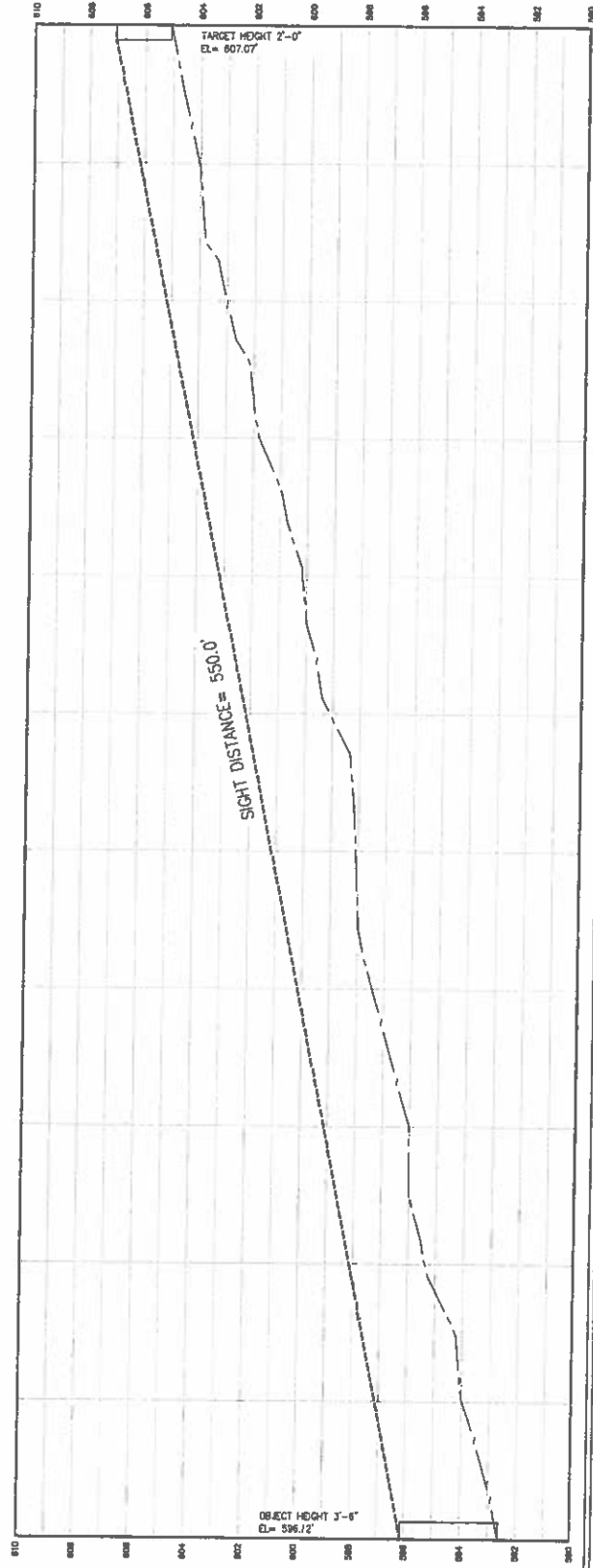
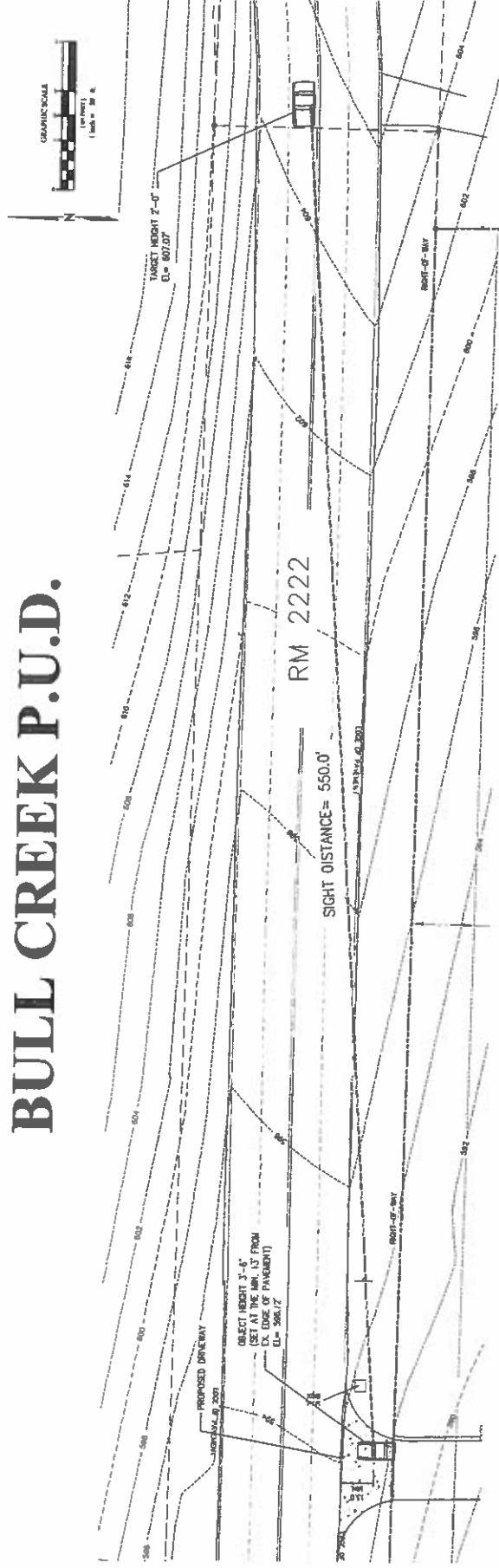
Key features and labels:

- PROPOSED DRIVEWAY**: Indicated by a dashed line.
- SIGHT DISTANCE = 550.0'**: Labeled along the proposed driveway.
- TARGET HEIGHT 7'-0"**: Labeled near the driveway.
- OBJECT HEIGHT 3'-6"**: Labeled near the driveway.
- RM 2222**: Road marker.
- 25.00**: Road marker.
- 100.00**: Road marker.
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CA

# BULL CREEK P.U.D.




## EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)

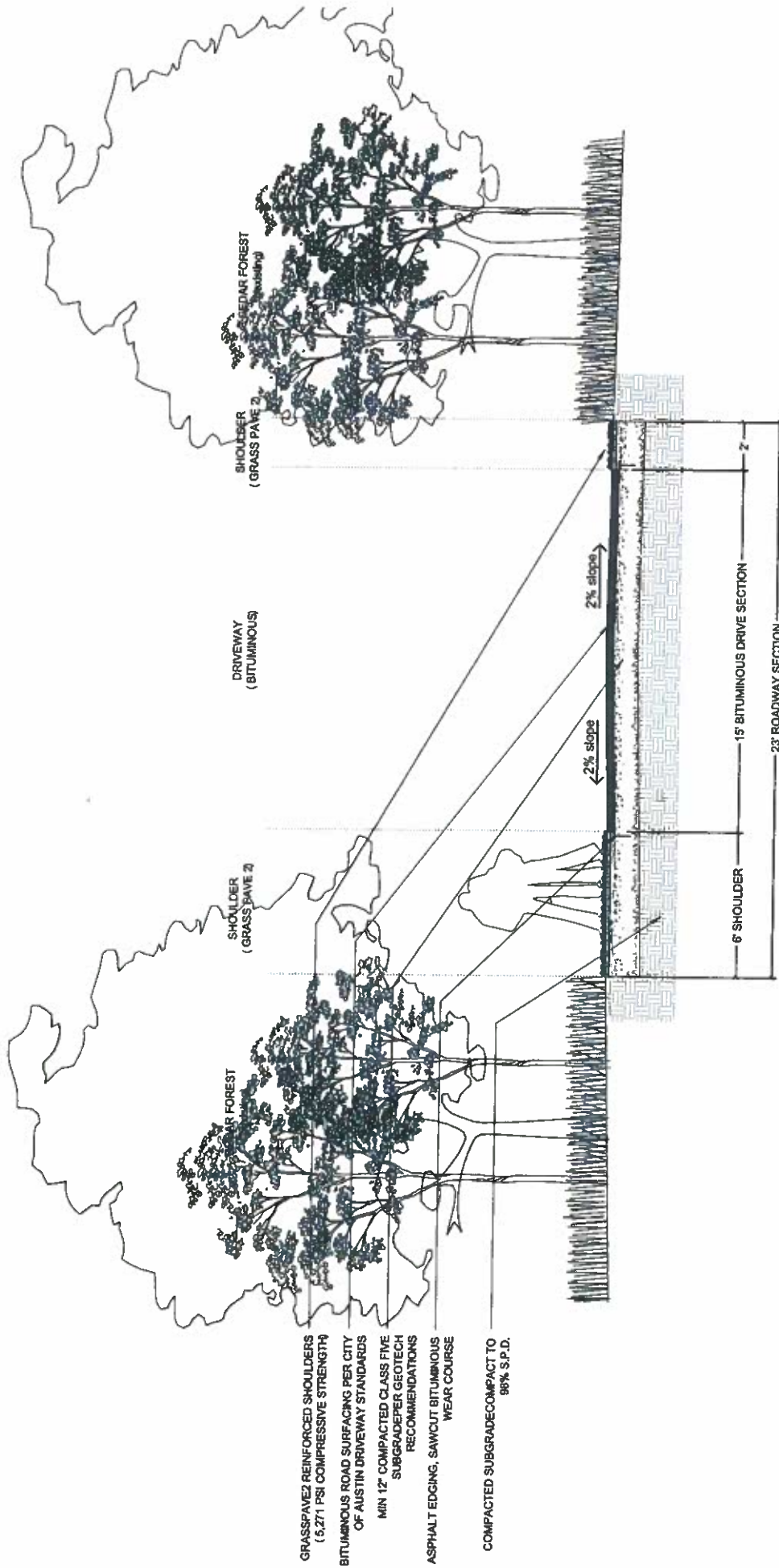


Cunningham Allen, Inc.  
 Engineers & Surveyors  
 Tel: (512) 327-2946  
 www.cunningham-allen.com  
 TWP: R61, N61, E24  
 U. COPYRIGHT 2010 CUNNINGHAM-ALLEN, INC.

## A graphic scale bar is shown, labeled "GRAPHIC SCALE" and "1 inch = 500'". To the left of the scale is a north arrow pointing towards the top of the page, labeled "N".



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TX REG. NO. P-384  
CNP'S BUILT 2019 CUNNINGHAM ALLEN, INC.



1 BITUMINOUS DRIVEWAY SECTION - TYP.

SCALE 1/4"=1'-0"

SEE EXHIBIT  
N-1 FOR DETAILS  
ON TOWER LOT

[illegible]

PROPERTY #	REMARKS	DATE	BY
100	TOWER RIMROCK/BLUFF - 97785	30.55164	145 20

## EXHIBIT N - CRITICAL ENVIRONMENTAL FEATURES

**Cunningham | Allen, Inc.**  
Engineers • Surveyors  
Tel: (512) 327-2946  
[www.cunningham-allen.com](http://www.cunningham-allen.com)  
Texas Reg. No. 6394

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SEE EXHIBIT O-1  
FOR TOWER LOT DETAILS



- PLAN KEY**
- ⊙ EXTENTS OF PROTECTION AROUND SIGNIFICANT TREES
  - EXISTING LIVE OAK  $\geq 19"$
  - EXISTING TREE  $\geq 19"$
  - ⊗ EXISTING TREE  $\geq 19"$ , TO BE REMOVED
  - EXISTING TREE  $\geq 19"$ , TO BE TRANSPLANTED
  - EXTENTS OF WORK

- PLAN NOTES**
1. PROTECT AND SAVE EXISTING 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.
  5. ALL TREES LESS THAN 19" DIAMETER ARE NOT SHOWN.

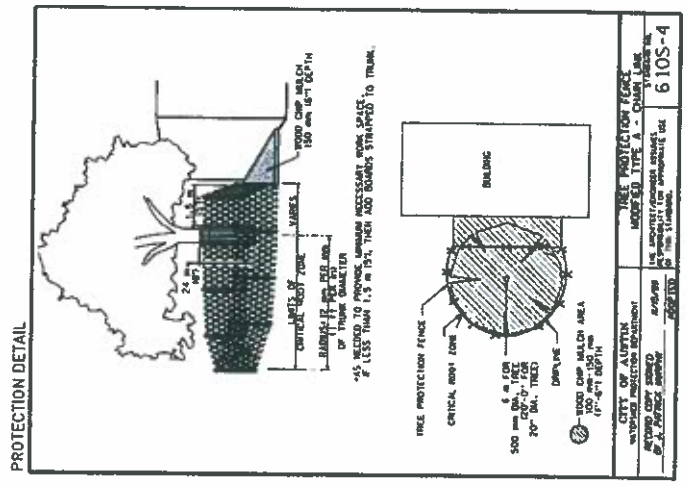
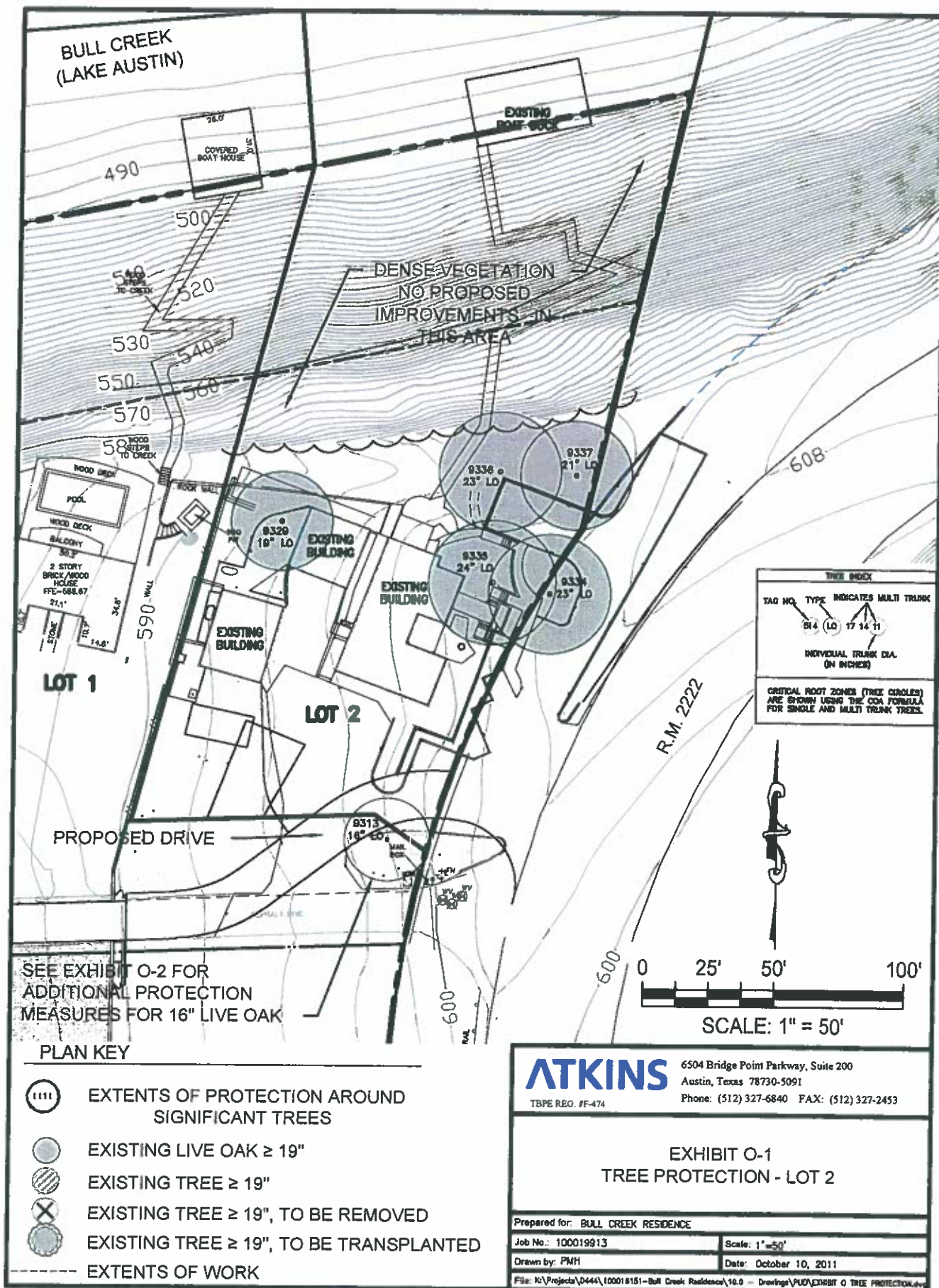


EXHIBIT O 'TREE PROTECTION'

BULL CREEK RESIDENCE

[illegible][illegible]





BULL CREEK  
(LAKE AUSTIN)

490

28.0  
COVERED  
BOAT HOUSE

EXISTING  
BOAT HOUSE

DENSE VEGETATION  
NO PROPOSED  
IMPROVEMENTS IN  
THIS AREA

540

520

530

540

550

560

570

580

WOOD DECK  
POOL  
WOOD DECK  
BALCONY  
2 STORY  
BRICK/WOOD  
HOUSE  
FFE-688.67  
21.1'

WOOD  
STEPS  
TO DECK

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LOT 1

LOT 2

PROPOSED DRIVE

SEE EXHIBIT O-2 FOR  
ADDITIONAL PROTECTION  
MEASURES FOR 16" LIVE OAK

R.M. 2222



SCALE: 1" = 50'

**ATKINS**

6504 Bridge Point Parkway, Suite 200  
Austin, Texas 78730-5091  
Phone: (512) 327-6840 FAX: (512) 327-2453

TBPE REG. #F-474

**EXHIBIT O-1**  
**TREE PROTECTION - LOT 2**

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

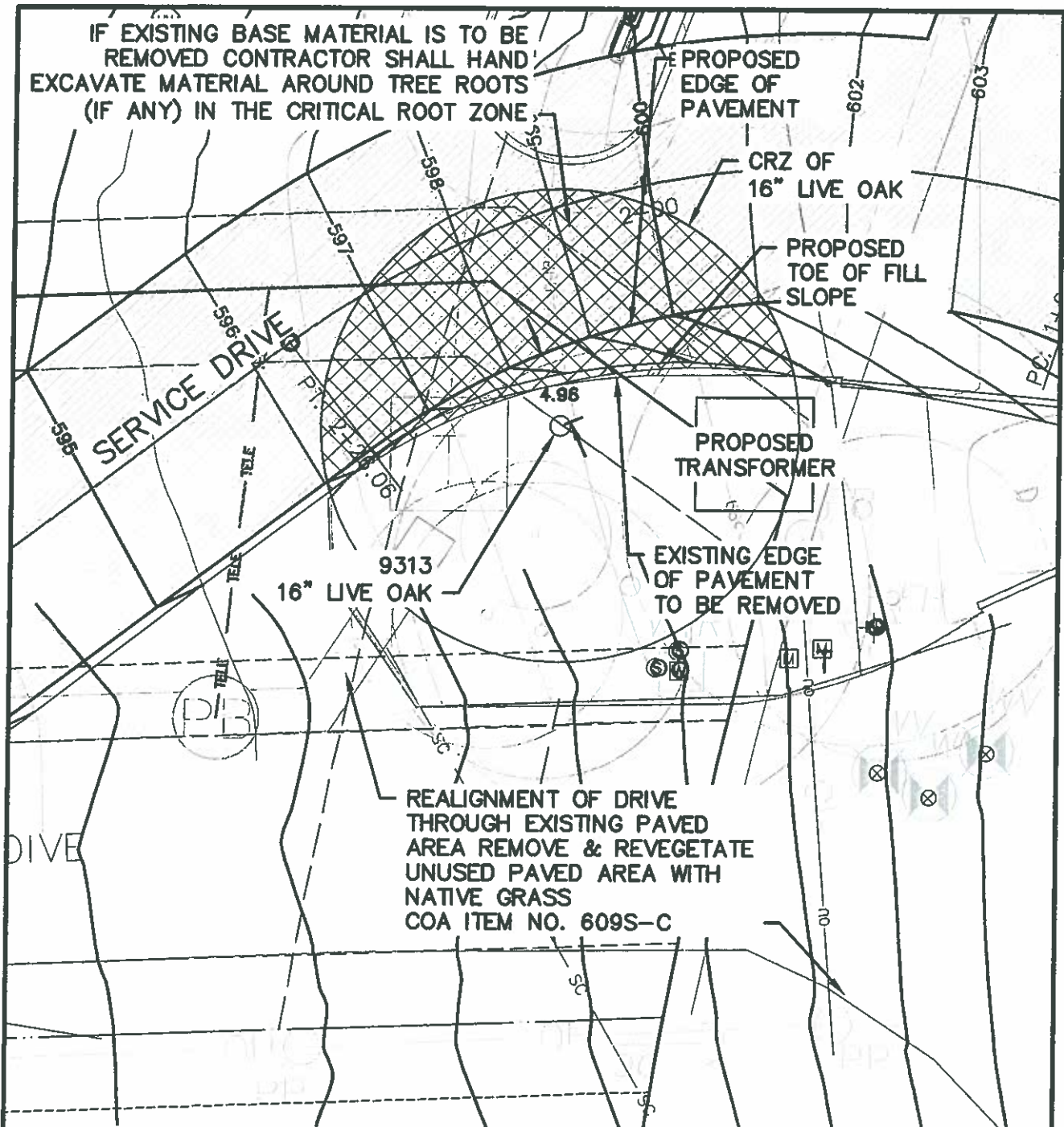
Scale: 1" = 50'

Drawn by: PMH

Date: October 10, 2011

File: K:\Projects\0444\100019913-Bull Creek Residence\10.0 - Drawings\POD\EXHIBIT O TREE PROTECTION.dwg

IF EXISTING BASE MATERIAL IS TO BE REMOVED CONTRACTOR SHALL HAND EXCAVATE MATERIAL AROUND TREE ROOTS (IF ANY) IN THE CRITICAL ROOT ZONE



**NOTE**

1. PROPOSED GRADING WITH IN CRITICAL ROOT ZONE IS 0-2 FEET ABOVE EXISTING GRADE.



SCALE: 1" = 10'

**ATKINS**

TBPE REG. #F-474

6504 Bridge Point Parkway, Suite 200  
Austin, Texas 78730-5091  
Phone: (512) 327-6840 FAX: (512) 327-2453

**EXHIBIT O-2  
TREE PROTECTION - LOT 2**

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

Scale: 1"=10'

Drawn by: PMH

Date: October 5, 2011

File: K:\Projects\0444\100019913-Bull Creek Residence\10.0 - Drawings\PMH\EXHIBIT O-2 TREE PROTECTION.dwg