

ORDINANCE NO. 2011215-079

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

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

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

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

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

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

locally known as 4909, 4923, 4925, and 4929 FM 2222 Road, in the City of Austin, Travis County, Texas, and further described in Zoning Case No. C814-2009-0139.02, on file at

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

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

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

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

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

A. Use Regulations.

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

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

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

D. Environmental Regulations.

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

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:

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.

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

E. Shoreline Swim Area/Docks and Wetlands Area.

1. Swim area reconstruction shall not exceed 50 feet from the shoreline in accordance with Exhibit I.
2. Shoreline modifications for the swim area will exceed Code and ECM requirements in order to preserve the natural and traditional character of the shoreline as set forth under Section 25-7-61(A)(5) (*Criteria for Approval of Plats, Construction Plans, and Site Plans*), maintain the integrity of protected riparian areas and minimize damage to physical and biological characteristics set forth in Section 1.7.7(A) ECM. Parts 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; and
 - 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 the City, Drainage Criteria Manual, and the laws of the State as set

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

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

F. Transportation Regulations

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

G. Drainage Regulations.

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

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

PART 6. Except as otherwise specifically provided for in this ordinance, the terms and conditions of Ordinance No. 20100729-120, as amended, remain in effect.

PART 7. This ordinance takes effect on December 26, 2011.

PASSED AND APPROVED

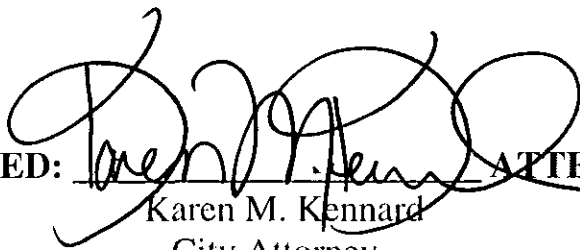
December 15, 2011

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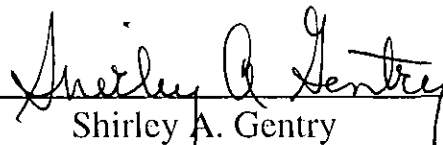
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

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 AMENI BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004145327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY MET & 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 B. . 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

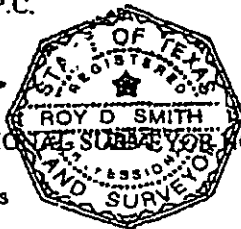
N 89°15'25" E for a distance of 569.23 feet to a ½ inch iron pin found

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
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:

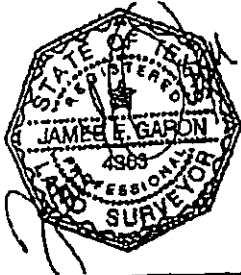
1. N 33°56'59" E a distance of 39.50 feet to a ½" iron rod found for angle point;
2. N 38°51'40" E a distance of 162.51 feet to a ½" iron rod found for angle point;

October 9, 2007

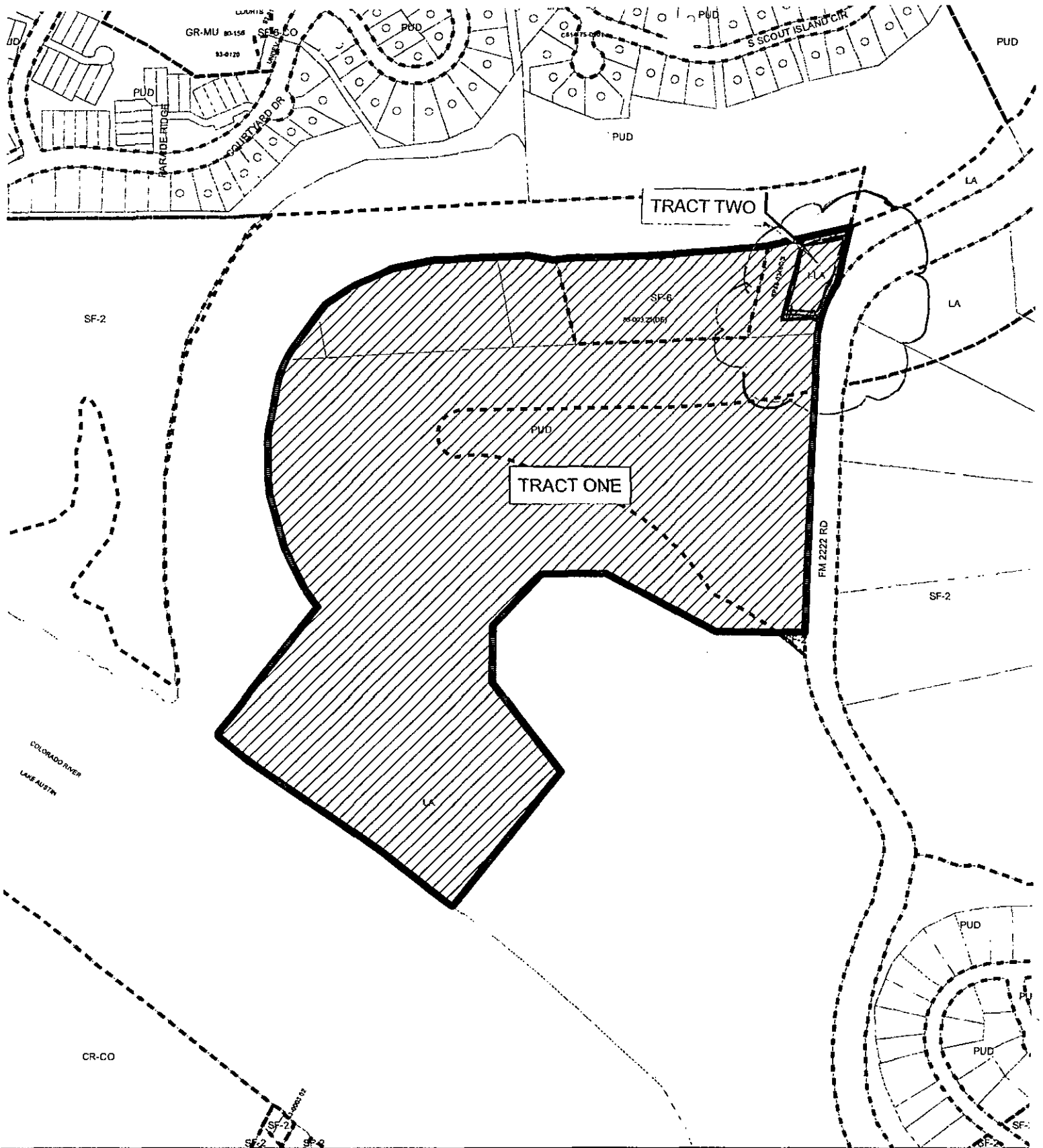
3. N 58°15'39" E a distance of 92.69 feet to a ½" iron rod found for angle point;
4. N 67°58'38" E a distance of 140.40 feet to a ½" iron rod found for angle point;
5. N 81°34'15" E a distance of 137.21 feet to a ½" iron rod found for angle point;
6. S 89°24'48" E a distance of 209.81 feet to a ½" iron 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



PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2009-0139.02

LOCATION: 4909 FM 2222 RD

SUBJECT AREA: 54.7041 ACRES

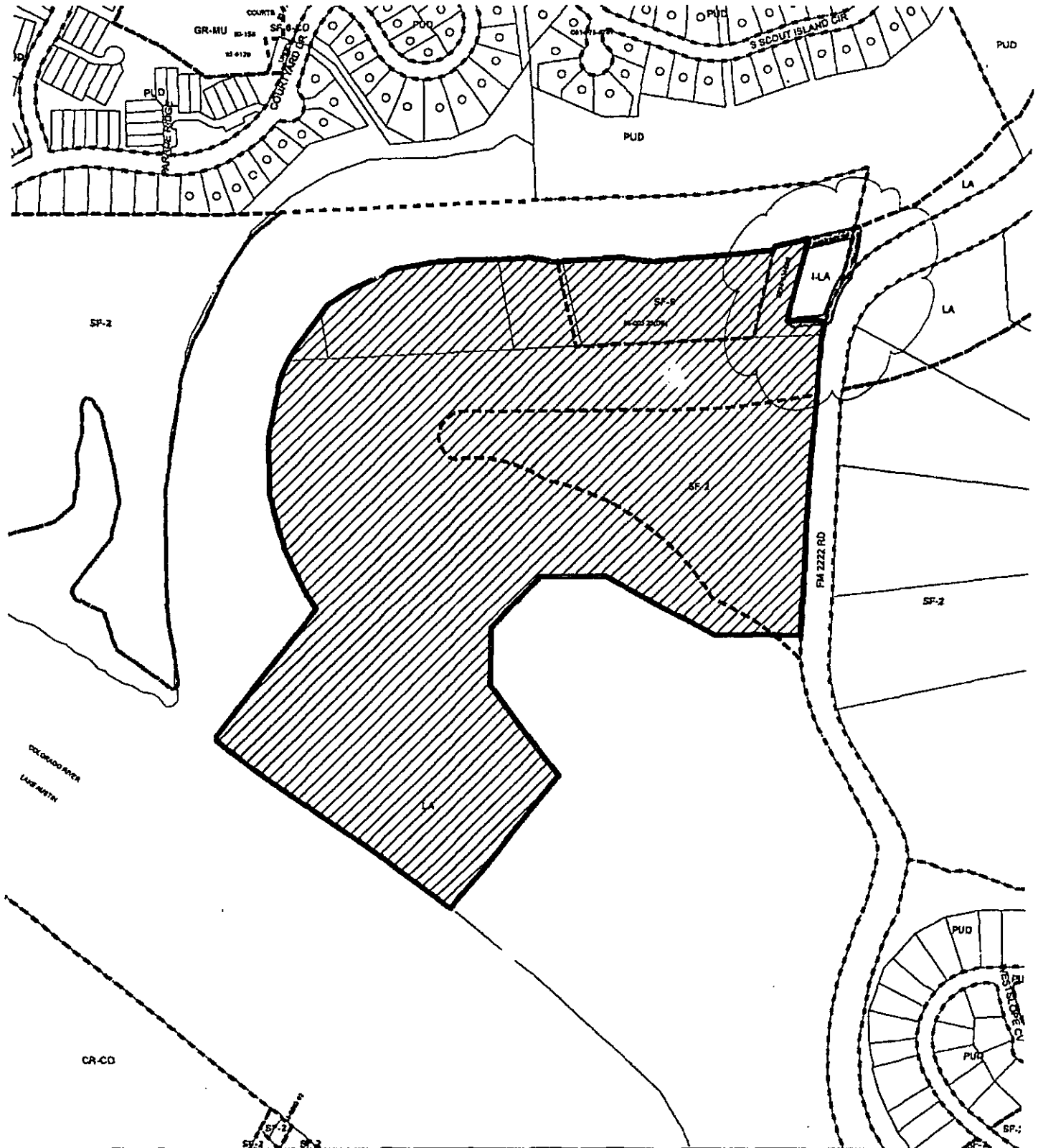
GRID: G29

MANAGER: CLARK 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.



EXHIBIT B

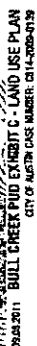


PLANNED UNIT DEVELOPMENT

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.



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 B.

ACREAGE: 53.8741



**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.

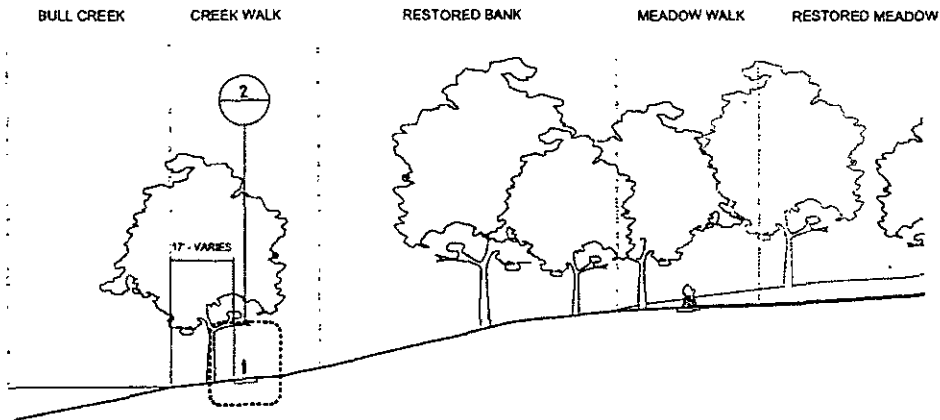
PREVIOUSLY INITIATED WORK

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.

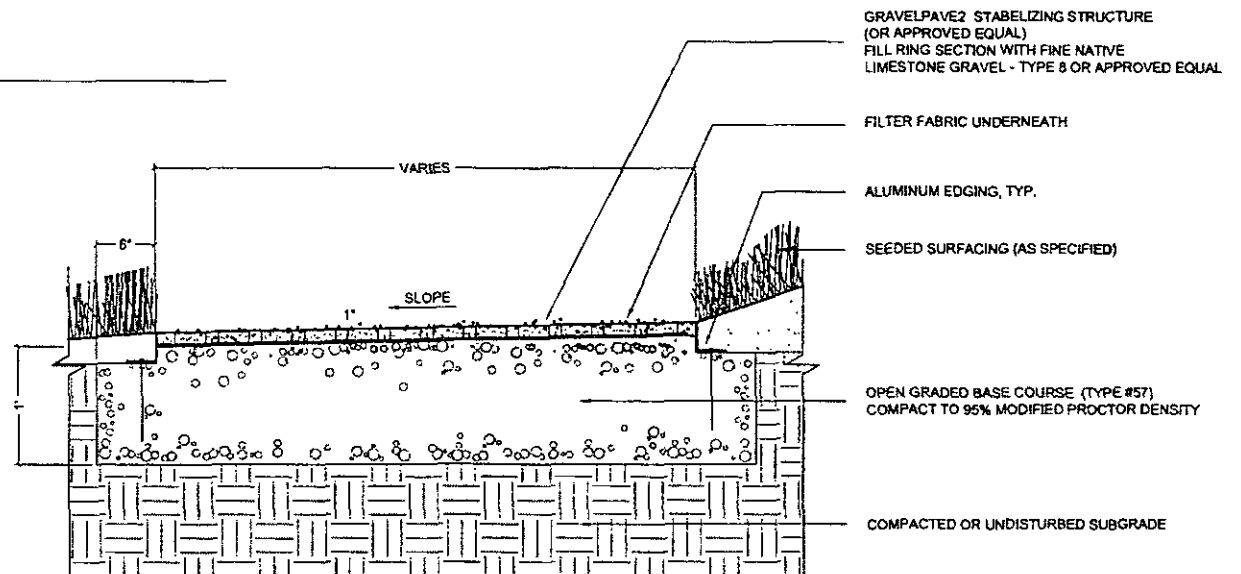
GENERAL STRATEGIES FOR IMPROVING CONDITIONS

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.

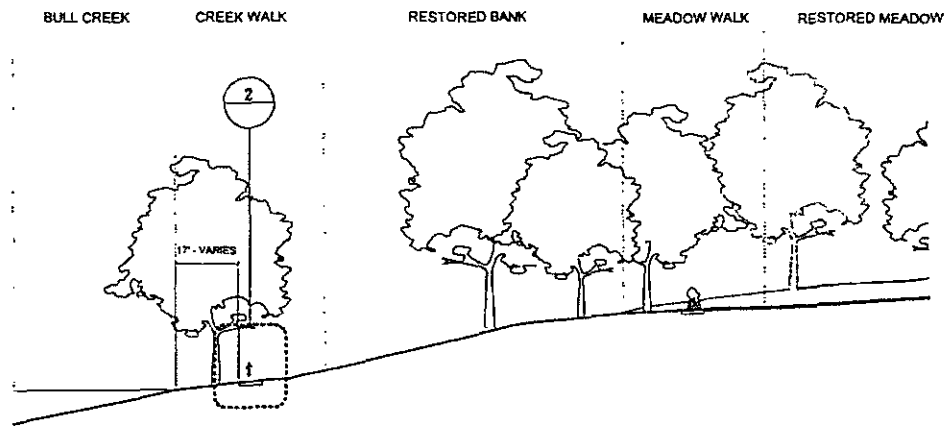
3. Improve soil ecology through a program of organic fertilization and inoculation with micro-organisms. This will enhance the establishment of native grasses.
4. Reduce the domination of ashe juniper through select clearing, in order to allow understory plants a chance to thrive.
5. Enrich the woodlands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



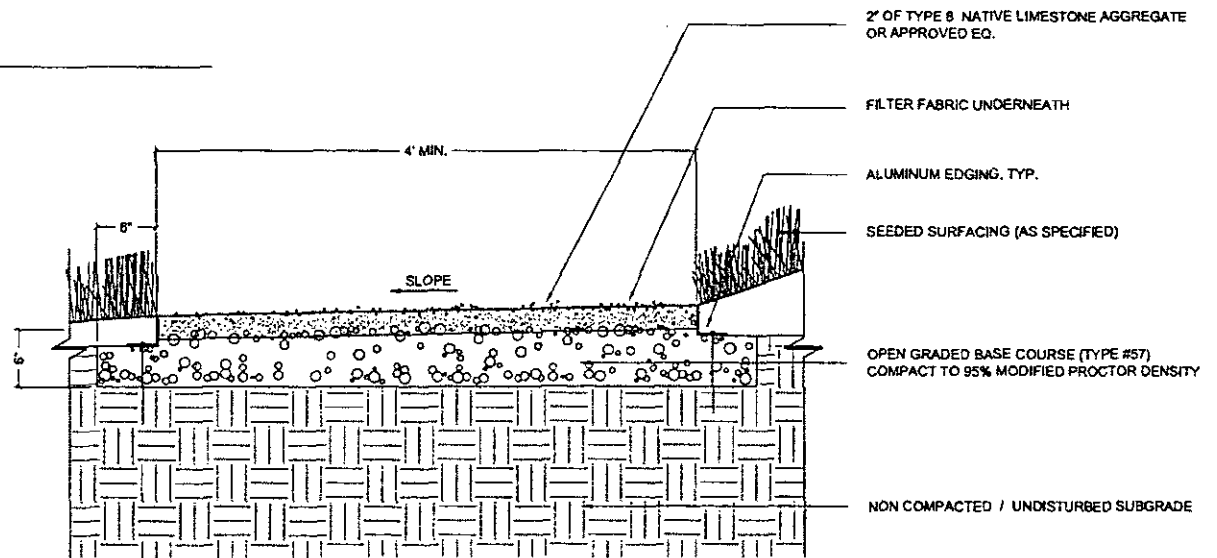
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



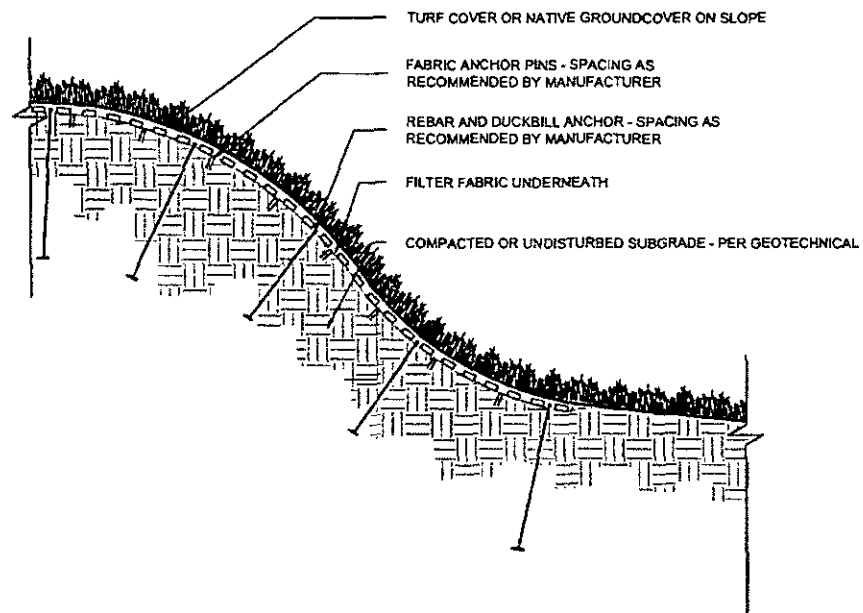
2 VEHICULAR PERVIOUS WALK SECTION - TYP.
SCALE: 1/4"=1'-0"



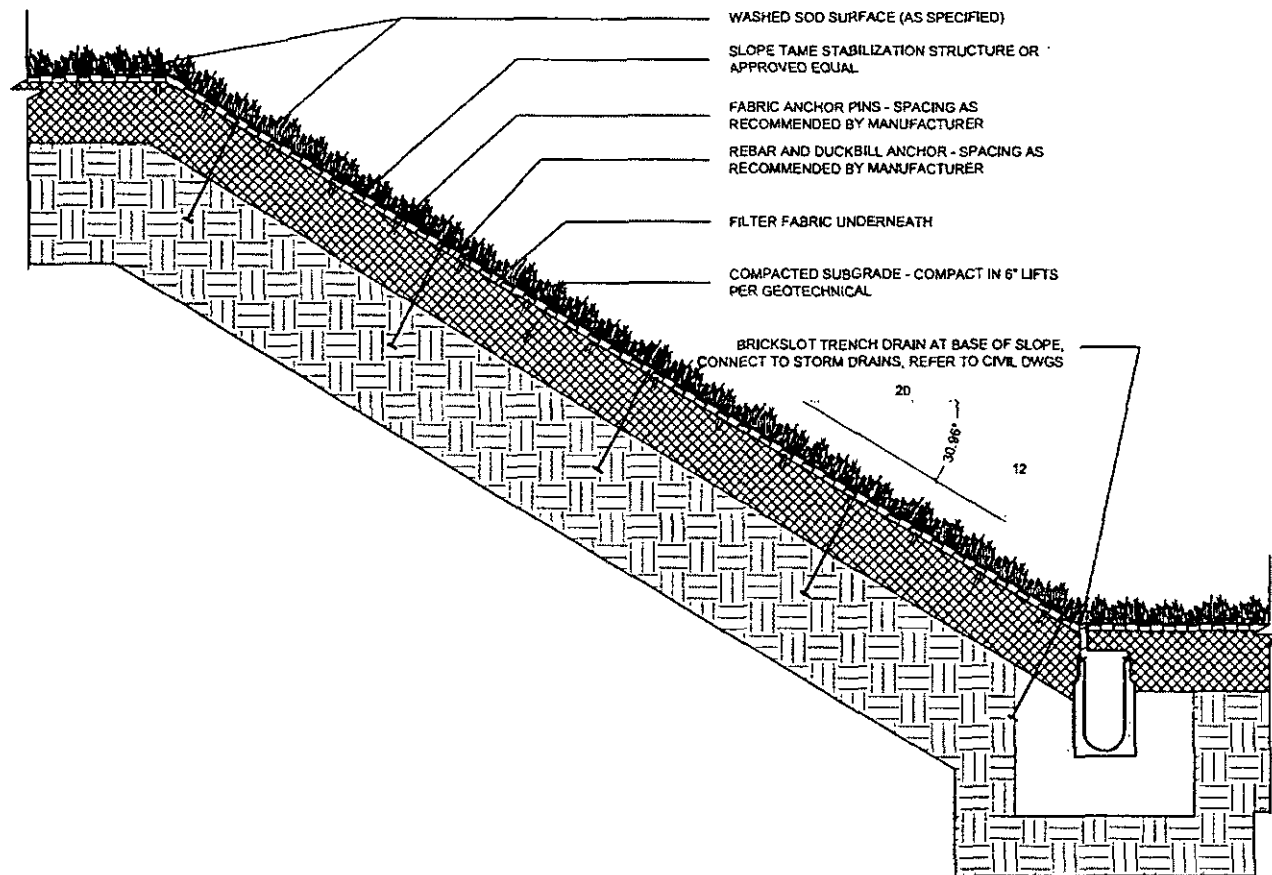
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



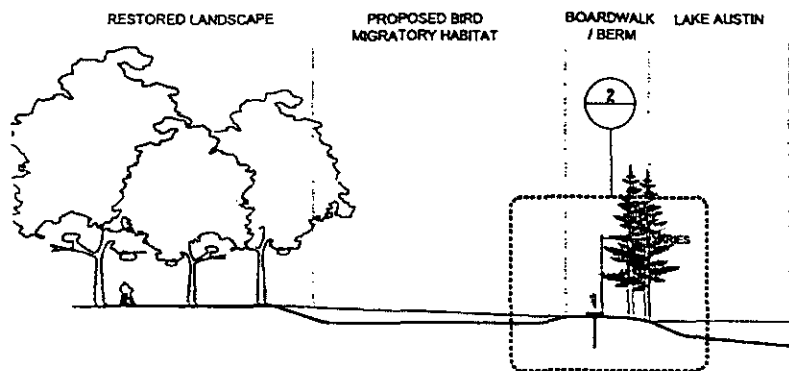
2 PEDESTRIAN PERVIOUS WALK SECTION - TYP.
SCALE: 1/4"=1'-0"



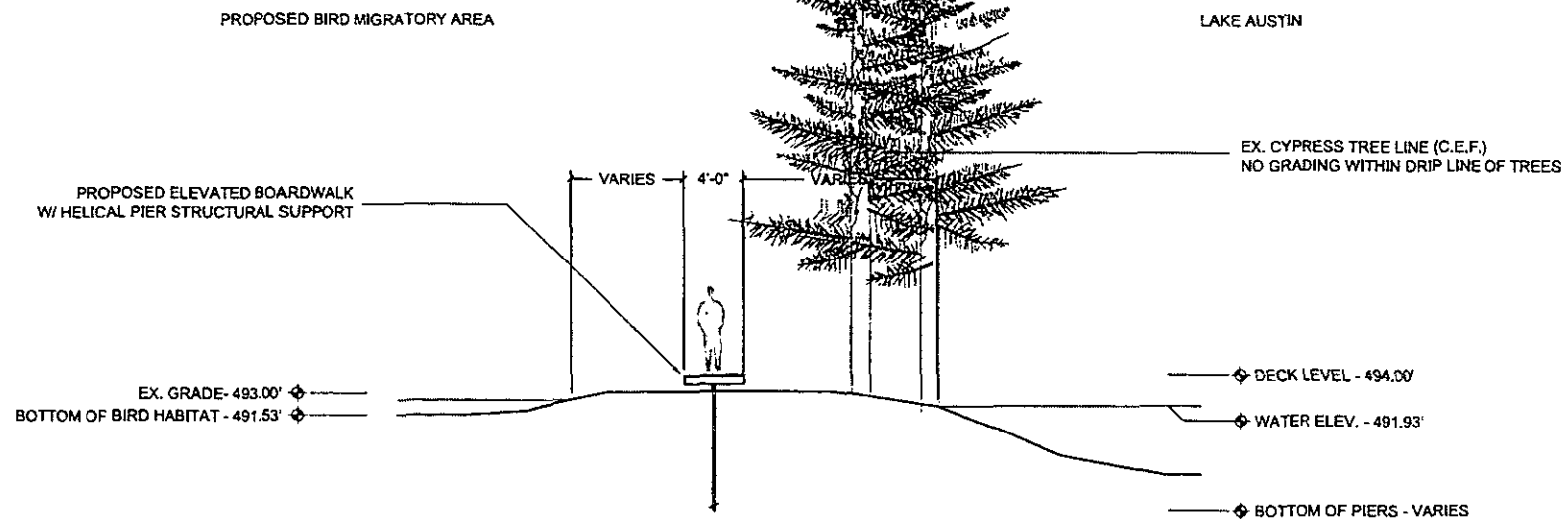
1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.
SCALE: 1"=1'-0"



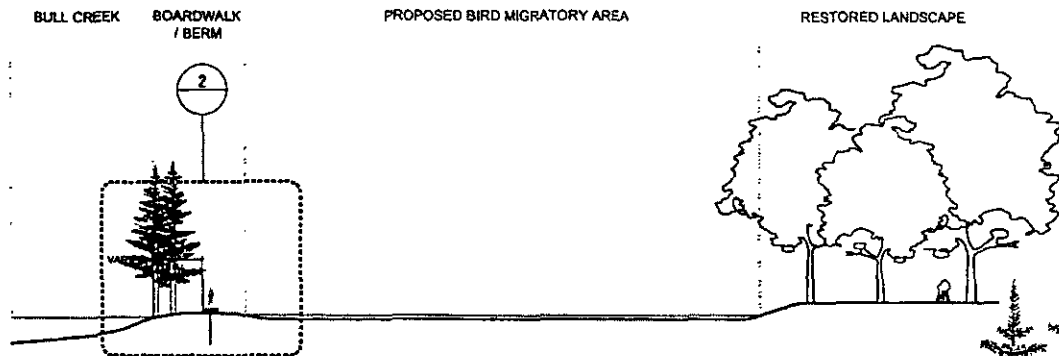
1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.
SCALE: 1"=1'-0"



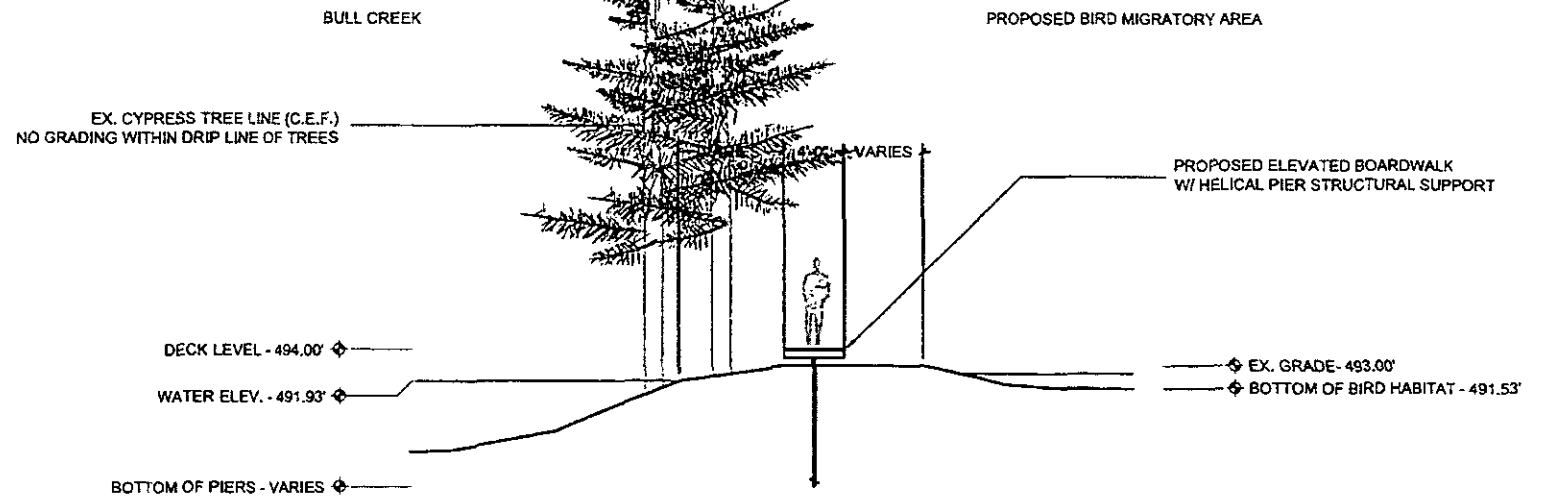
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



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.

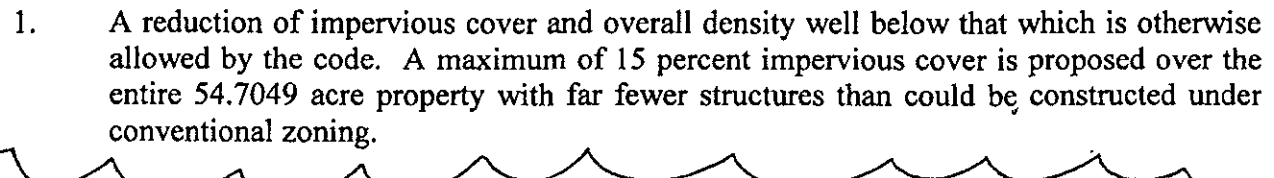
5. Geothermal – The proposed geothermal heat exchange system is a central plant system. It is more efficient than a traditional chiller and boiler system, therefore reducing energy consumption of the central plant system over the year.
6. Reduced lighting loads, reduced site levels - A building management 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.

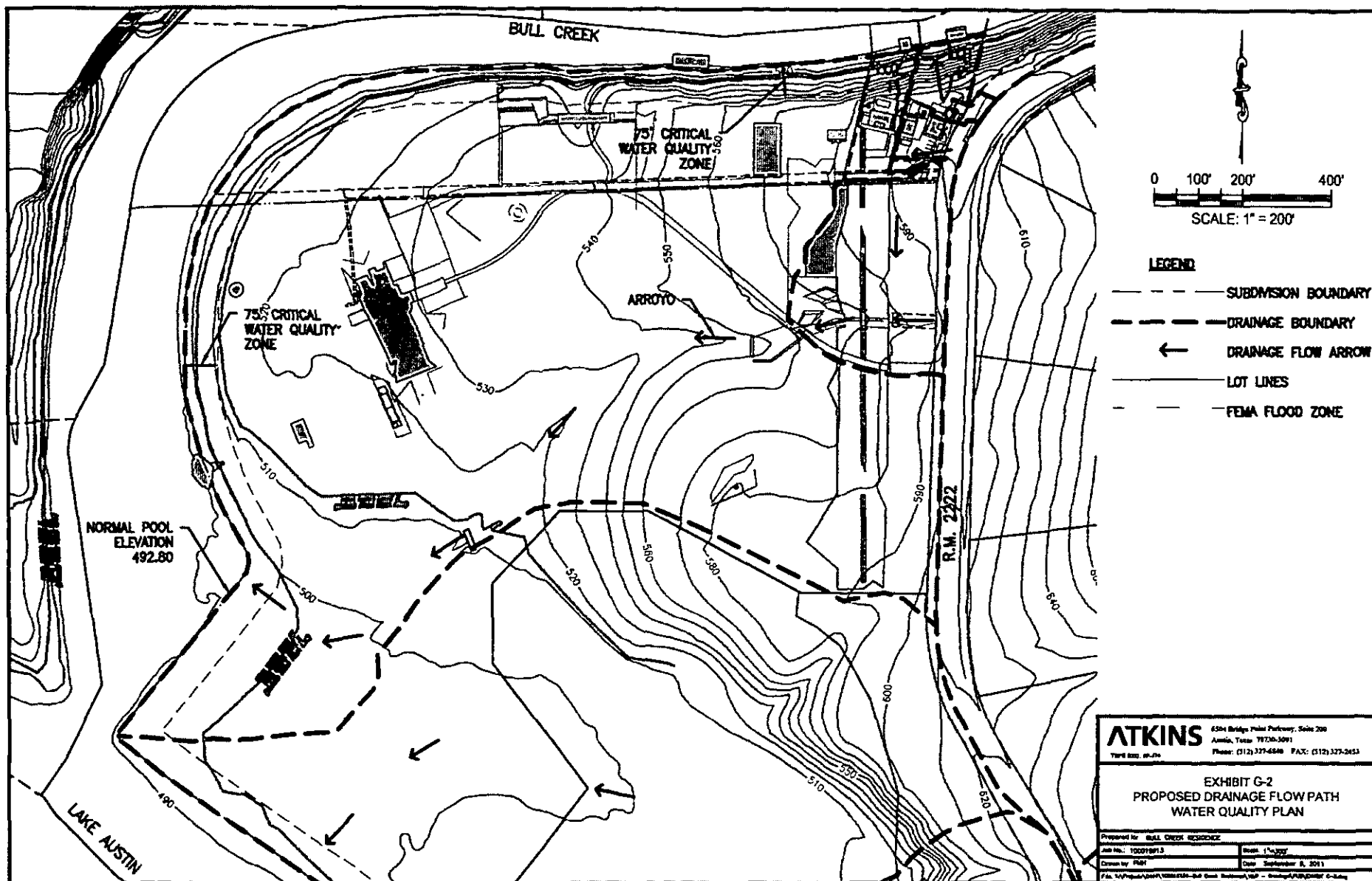
Environmental Impact

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 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.

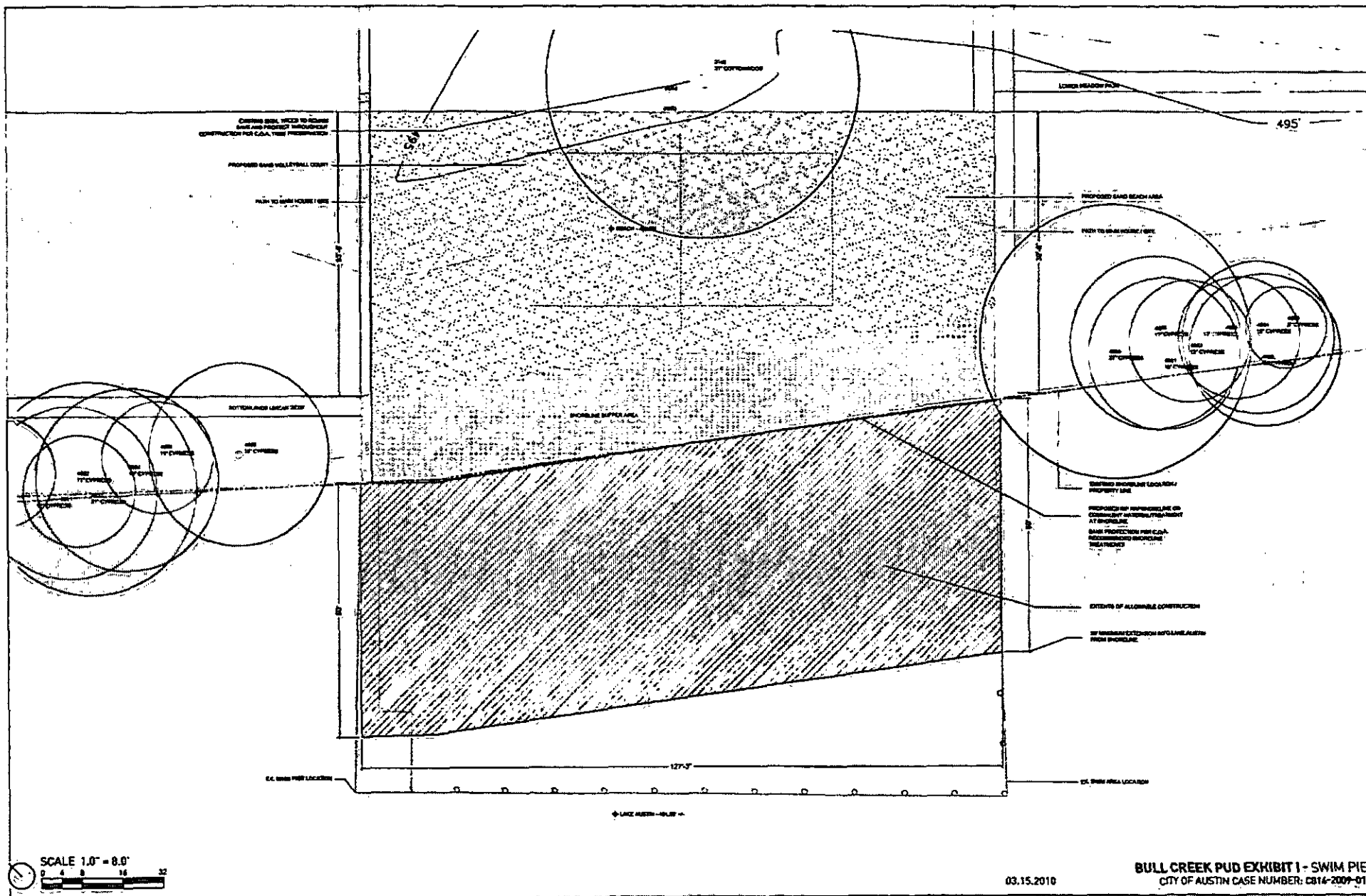
The other 35 percent of the site impervious cover is mostly roof tops, decks and sidewalks and will flow to Bull creek as it currently does.

**BULL CREEK PUD
EXHIBIT H – ARTWORK**

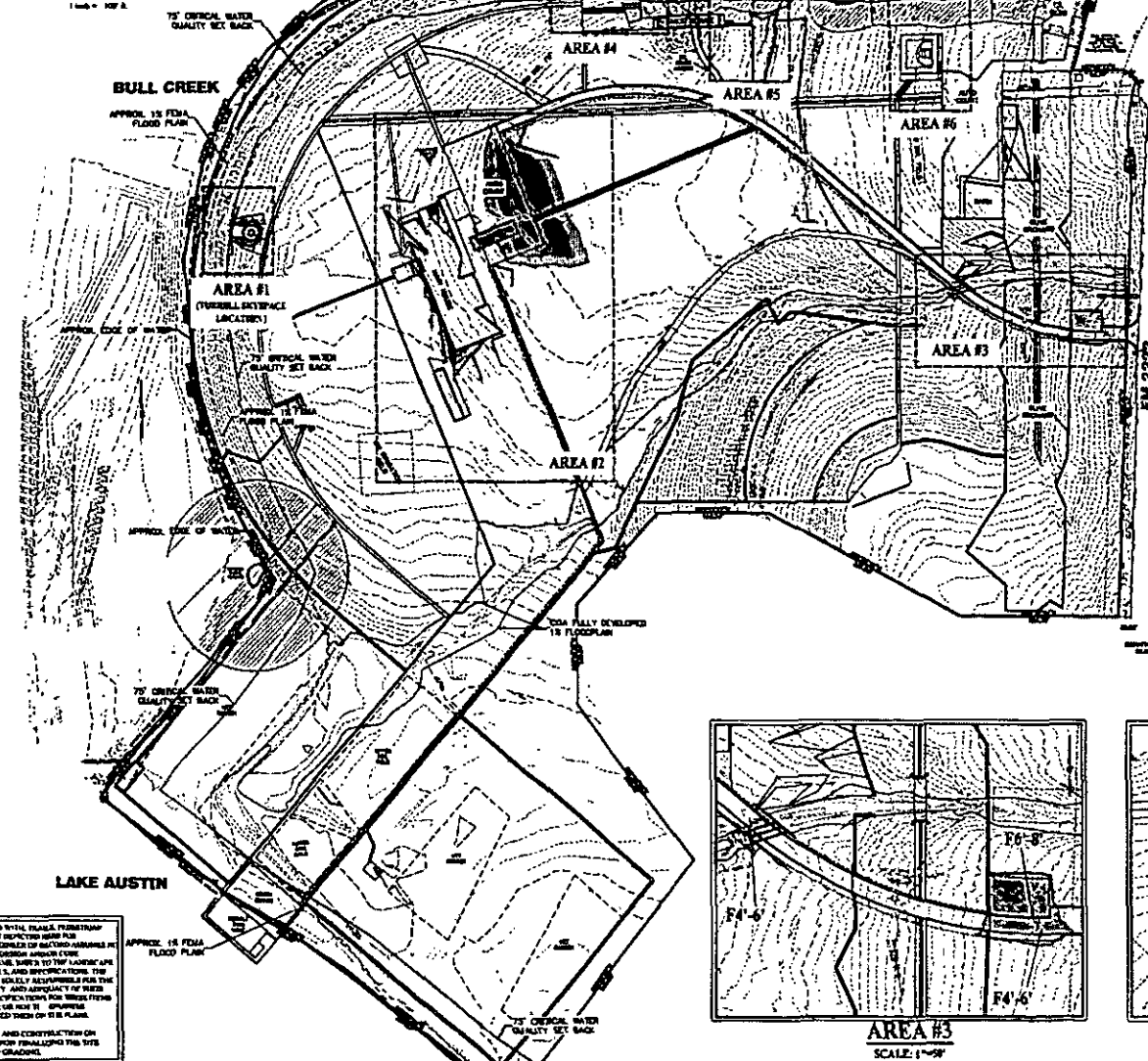
The project presently proposes to incorporate at least two art installations which may be seen from Lake Austin or Bull Creek. Approximate locations of these installations are shown on Exhibit C.

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.

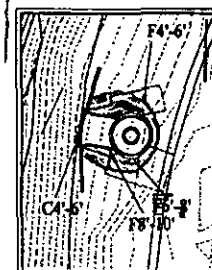


GRAPHIC SCALE
1 IN FEET
1 cm = 100 ft

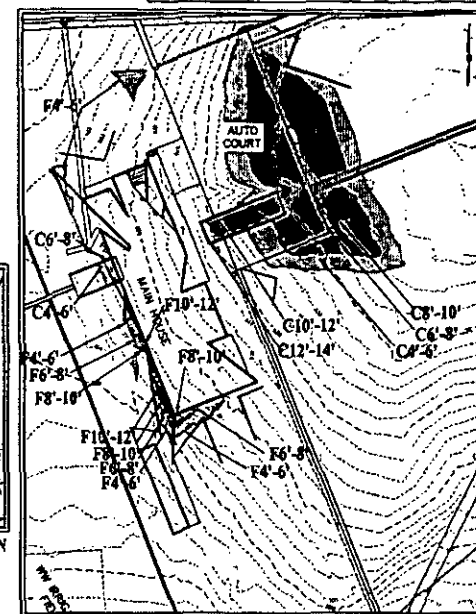


Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SQ)	AREA (%)
4.000	8.000		7794.8	78.6
8.000	8.000		1218.9	12.3
8.000	10.000		816.8	8.3
10.000	11.531		230.7	2.5

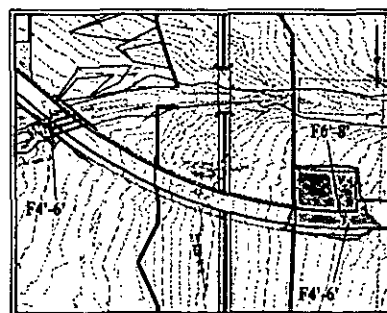
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (SQ)
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-8.000	-6.000		1,289.4	38.9
-10.000	-8.000		827.4	18.1
-12.000	-10.000		134.3	3.8
-14.000	-12.000		236.2	0.7
-15.402	-14.000		59.1	0.1



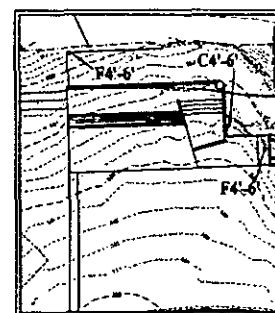
**EXACT FINAL LOCATION
TO BE DETERMINED
AREA #1
SCALE: 1"=40'**



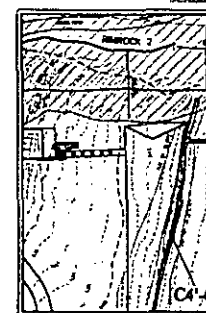
AREA #2
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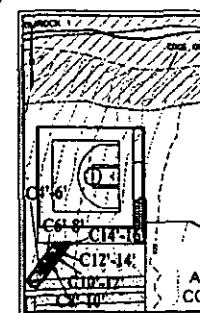
AREA #3
SCALE: 1"=50'



AREA #4
SCALE: 1"=40'



AREA #5
SCALE: 1"=40'



AREA #6
SCALE: 1"=40'

CA

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Engineers • Surveyors
Tel: (512) 327-2946
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BULL CREEK

APPROX. 15' FEMA FLOOD PLAIN

75' CRITICAL WATER QUALITY SET BACK

APPROX. EDGE OF WATER

75' CRITICAL WATER QUALITY SET BACK

APPROX. 15' FEMA FLOOD PLAIN

75' CRITICAL WATER QUALITY SET BACK

APPROX. 15' FEMA FLOOD PLAIN

75' CRITICAL WATER QUALITY SET BACK

LAKE AUSTIN

AREA #1

AREA #2

FM 2222

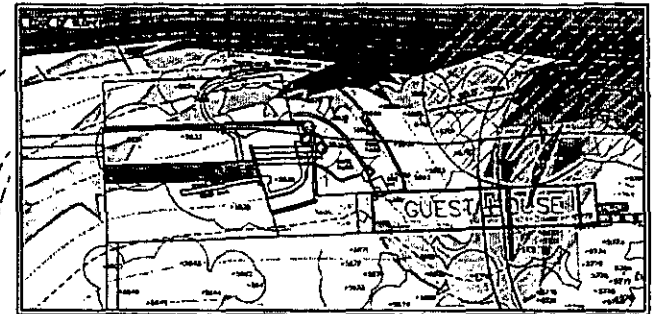
GRAPHIC SCALE

1" = 100'

1" = 100'

SLOPE CATEGORIES

- 0-5% SLOPE
- 5-10% SLOPE
- 10-15% SLOPE
- 15-20% SLOPE
- 20-25% SLOPE
- 25-30% SLOPE
- 30-35% SLOPE
- 35-40% SLOPE
- 40-45% SLOPE
- 45-50% SLOPE
- 50-55% SLOPE
- 55-60% SLOPE
- 60-65% SLOPE
- 65-70% SLOPE
- 70-75% SLOPE
- 75-80% SLOPE
- 80-85% SLOPE
- 85-90% SLOPE
- 90-95% SLOPE
- 95-100% SLOPE



A detailed topographic map of a mountainous region. The map features numerous contour lines indicating elevation, with labels such as 1700, 1750, 1800, 1850, 1900, 1950, 2000, 2050, 2100, 2150, 2200, 2250, 2300, 2350, 2400, 2450, 2500, 2550, 2600, 2650, 2700, 2750, 2800, 2850, 2900, 2950, 3000, 3050, 3100, 3150, 3200, 3250, 3300, 3350, 3400, 3450, 3500, 3550, 3600, 3650, 3700, 3750, 3800, 3850, 3900, 3950, 4000, 4050, 4100, 4150, 4200, 4250, 4300, 4350, 4400, 4450, 4500, 4550, 4600, 4650, 4700, 4750, 4800, 4850, 4900, 4950, 5000, 5050, 5100, 5150, 5200, 5250, 5300, 5350, 5400, 5450, 5500, 5550, 5600, 5650, 5700, 5750, 5800, 5850, 5900, 5950, 6000, 6050, 6100, 6150, 6200, 6250, 6300, 6350, 6400, 6450, 6500, 6550, 6600, 6650, 6700, 6750, 6800, 6850, 6900, 6950, 7000, 7050, 7100, 7150, 7200, 7250, 7300, 7350, 7400, 7450, 7500, 7550, 7600, 7650, 7700, 7750, 7800, 7850, 7900, 7950, 8000, 8050, 8100, 8150, 8200, 8250, 8300, 8350, 8400, 8450, 8500, 8550, 8600, 8650, 8700, 8750, 8800, 8850, 8900, 8950, 9000, 9050, 9100, 9150, 9200, 9250, 9300, 9350, 9400, 9450, 9500, 9550, 9600, 9650, 9700, 9750, 9800, 9850, 9900, 9950, 10000. The map also shows a network of roads, including a major highway labeled '25 ROADWAY ESM.' at the bottom. Other labels include '1700', '1750', '1800', '1850', '1900', '1950', '2000', '2050', '2100', '2150', '2200', '2250', '2300', '2350', '2400', '2450', '2500', '2550', '2600', '2650', '2700', '2750', '2800', '2850', '2900', '2950', '3000', '3050', '3100', '3150', '3200', '3250', '3300', '3350', '3400', '3450', '3500', '3550', '3600', '3650', '3700', '3750', '3800', '3850', '3900', '3950', '4000', '4050', '4100', '4150', '4200', '4250', '4300', '4350', '4400', '4450', '4500', '4550', '4600', '4650', '4700', '4750', '4800', '4850', '4900', '4950', '5000', '5050', '5100', '5150', '5200', '5250', '5300', '5350', '5400', '5450', '5500', '5550', '5600', '5650', '5700', '5750', '5800', '5850', '5900', '5950', '6000', '6050', '6100', '6150', '6200', '6250', '6300', '6350', '6400', '6450', '6500', '6550', '6600', '6650', '6700', '6750', '6800', '6850', '6900', '6950', '7000', '7050', '7100', '7150', '7200', '7250', '7300', '7350', '7400', '7450', '7500', '7550', '7600', '7650', '7700', '7750', '7800', '7850', '7900', '7950', '8000', '8050', '8100', '8150', '8200', '8250', '8300', '8350', '8400', '8450', '8500', '8550', '8600', '8650', '8700', '8750', '8800', '8850', '8900', '8950', '9000', '9050', '9100', '9150', '9200', '9250', '9300', '9350', '9400', '9450', '9500', '9550', '9600', '9650', '9700', '9750', '9800', '9850', '9900', '9950', '10000'. 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Other labels include '1700', '1750', '1800', '1850', '1900', '1950', '2000', '2050', '2100', '2150', '2200', '2250', '2300', '2350', '2400', '2450', '2500', '2550', '2600', '2650', '2700', '2750', '2800', '2850', '2900', '2950', '3000', '3050', '3100', '3150', '3200', '3250', '3300', '3350', '3400', '3450', '3500', '3550', '3600', '3650', '3700', '3750', '3800', '3850', '3900', '3950', '4000', '4050', '4100', '4150', '4200', '4250', '4300', '4350', '4400', '4450', '4500', '4550', '4600', '4650', '4700', '4750', '4800', '4850', '4900', '4950', '5000', '5050', '5100', '5150', '5200', '5250', '5300', '5350', '5400', '5450', '5500', '5550', '5600', '5650', '5700', '5750', '5800', '5850', '5900', '5950', '6000', '6050', '6100', '6150', '6200', '6250', '6300', '6350', '6400', '6450', '6500', '6550', '6600', '6650', '6700', '6750', '6800', '6850', '6900', '6950', '7000', '7050', '7100', '7150', '7200', '7250', '7300', '7350', '7400', '7450', '7500', '7550', '7600', '7650', '7700', '7750', '7800', '7850', '7900', '7950', '8000', '8050', '8100', '8150', '8200', '8250', '8300', '8350', '8400', '8450', '8500', '8550', '8600', '8650', '8700', '8750', '8800', '8850', '8900', '8950', '9000', '9050', '9100', '9150', '9200', '9250', '9300', '9350', '9400', '9450', '9500', '9550', '9600', '9650', '9700', '9750', '9800', '9850', '9900', '9950', '10000'. 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Other labels include '1700', '1750', '1800', '1850', '1900', '1950', '2000', '2050', '2100', '2150', '2200', '2250', '2300', '2350', '2400', '2450', '2500', '2550', '2600', '2650', '2700', '2750', '2800', '2850', '2900', '2950', '3000', '3050', '3100', '3150', '3200', '3250', '3300', '3350', '3400', '3450', '3500', '3550', '3600', '3650', '3700', '3750', '3800', '3850', '3900', '3950', '4000', '4050', '4100', '4150', '4200', '4250', '4300', '4350', '4400', '4450', '4500', '4550', '4600', '4650', '4700', '4750', '4800', '4850', '4900', '4950', '5000', '5050', '5100', '5150', '5200', '5250', '5300', '5350', '5400', '5450', '5500', '5550', '5600', '5650', '5700', '5750', '5800', '5850', '5900', '5950', '6000', '6050', '6100', '6150', '6200', '6250', '6300', '6350', '6400', '6450', '6500', '6550', '6600', '6650', '6700', '6750', '6800', '6850', '6900', '6950', '7000', '7050', '7100', '7150', '7200', '7250', '7300', '7350', '7400', '7450', '7500', '7550', '7600', '7650', '7700', '7750', '7800', '7850', '7900', '7950', '8000', '8050', '8100', '8150', '8200', '8250', '8300', '8350', '8400', '8450', '8500', '8550', '8600', '8650', '8700', '8750', '8800', '8850', '8900', '8950', '9000', '9050', '9100', '9150', '9200', '9250', '9300', '9350', '9400', '9450', '9

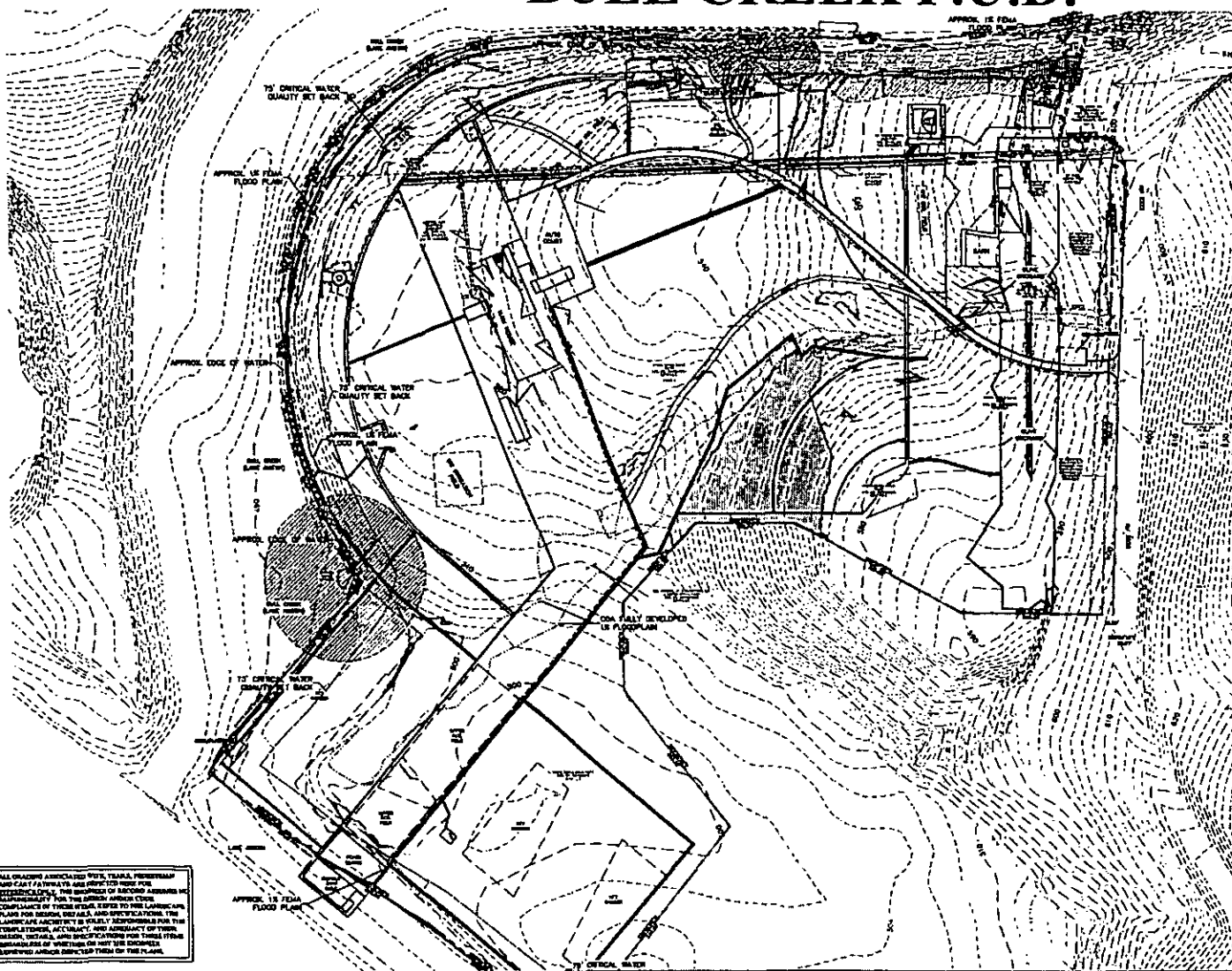
AREA #2
SCALE: 1" = 30'

ALL BUILDING ASSOCIATIONS WITH TEALAS, PREPARED AND CAPT PAPERWORK ARE DUE TO THE ARCHITECT FOR APPROVAL. THE ARCHITECTS OF RECORD ADVISES IN RESPONSIBILITY FOR THE DESIGN AND/OR CODE COMPLIANCE OF THEIR FIRM, AS WELL AS THE LANDLORDS PLANS FOR DESIGN, DETAILS, AND SPECIFICATIONS. THE LANDLORDS ARCHITECT IS SOLELY RESPONSIBLE FOR THE CORRECTNESS, ACCURACY, AND ADEQUACY OF THEIR REPRESENTATIONS, AND SPECIFIC DESIGN FOR WHICH DESIGNER ASSUMES RESPONSIBILITY FOR THE DESIGN. THE ARCHITECTS OF RECORD ADVISES THE LANDLORDS OF THE PLANS.

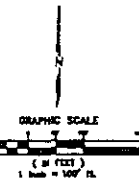
CA

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BULL CREEK P.U.D.



SEE
EXHIBIT L-1
FOR DETAILS
ON TOWER
LOT



SLOPE CATEGORIES

☐ 00-1000 SLAPCE
☐ 100-1000 SLAPCE
☐ 200-1000 SLAPCE
☐ SLAPCE INDICATOR TRANS J

2. Two-Joint Universal Telescopic Mast is 6'-0" in length and weighs 100 lbs. (100 lbs. max. load).

SEE EXHIBIT L-2 FOR UPDATED Q1 AND Q2 TABLES

[illegible]

43.9 ACRES
1.2 ACRES
0.02 ACRES

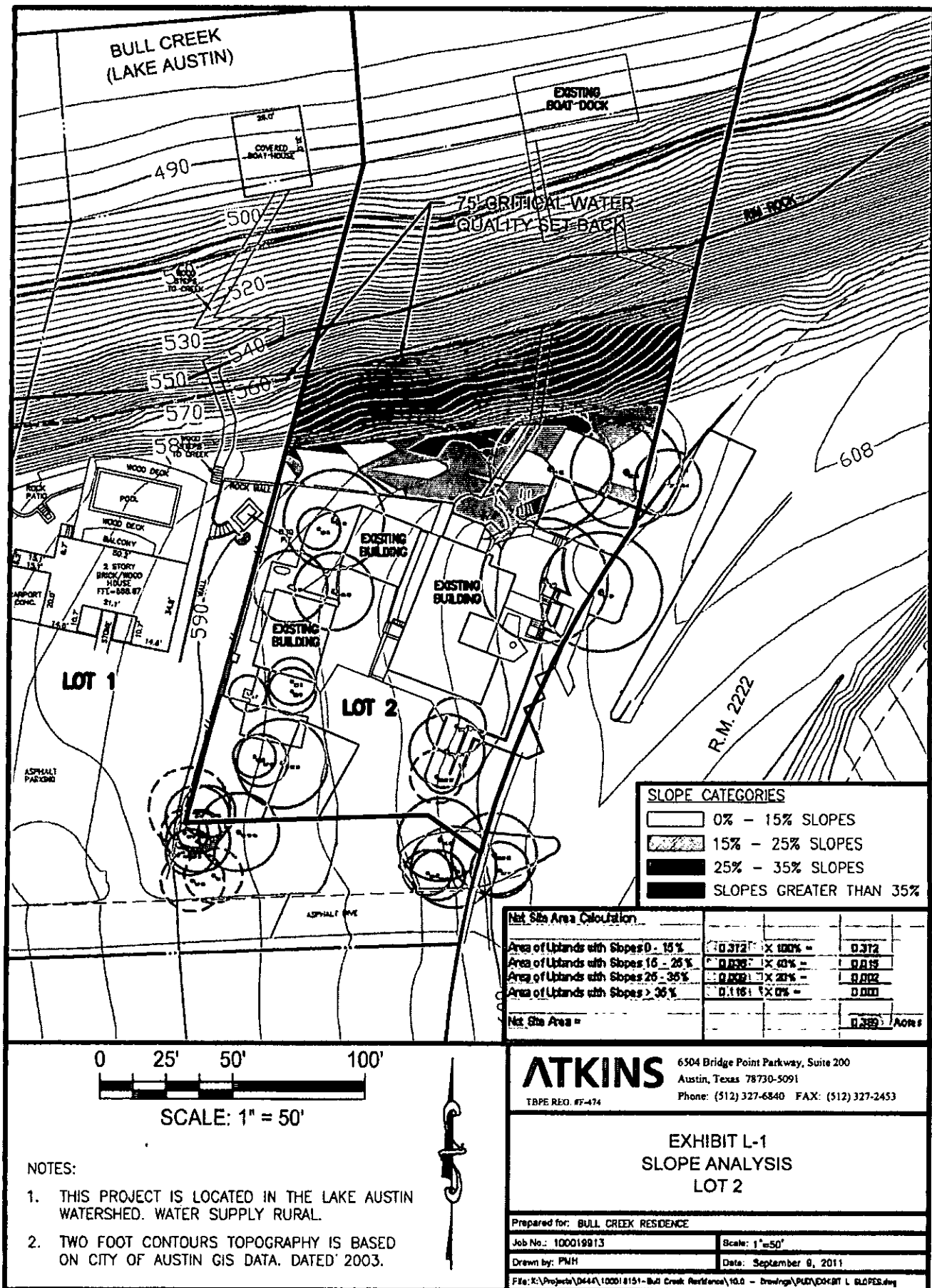
45.15 ACRES

[illegible]

EXHIBIT L - SLOPE ANALYSIS

CA

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Net Site Area Q-1		Calculations From Exhibit L		Tower Lot (Lot 2) Calculations		Sum of Exhibit L and Tower Lot Calculations	
Total Gross Site Area (Ac)		63.560		0.805		64.365	
Site Deductions:							
Critical Water Quality Zones (CWQZ) =		8.72 Acres		0.253 Acres		8.973 Acres	
Water Quality Transition Zones (WQTZ) =		0.000 Acres		0.000 Acres		0.000 Acres	
Wetwater Irrigation Zones =		0.400 Acres		0.018 Acres		0.418 Acres	
Deduction Subtotal =		7.12 Acres		0.271 Acres		7.391 Acres	
Upland Area (Gross Area Minus Deductions) =		46.440 Acres		0.534 Acres		46.974 Acres	
Net Site Area Calculation							
Area of Uplands with Slopes 0 - 15% =		43.540 X 100% = 43.540		0.372 X 100% = 0.372		43.912 X 100% = 43.912	
Area of Uplands with Slopes 15 - 25% =		3.010 X 40% = 1.204		0.038 X 40% = 0.015		3.048 X 40% = 1.219	
Area of Uplands with Slopes 25 - 35% =		0.090 X 20% = 0.018		0.000 X 20% = 0.000		0.090 X 20% = 0.020	
Area of Uplands with Slopes > 35% =		0.220 X 0% = 0.000		0.118 X 0% = 0.000		0.338 X 0% = 0.000	
Net Site Area =		44.76 Acres		0.386 Acres		45.151 Acres	
Impervious Cover Q-2							
Allowable Impervious Cover							
Impervious Cover Allowed at	18% X WQTZ	0	18% X WQTZ	0	18% X WQTZ	0	
Impervious Cover Allowed at	30% X NSA	13.43	30% X NSA	0.117	30% X NSA	13.546	
Deduction for Perimeter Roadway		0.28		0.081		0.361	
Total Impervious Cover		13.17		0.036		13.204	
Allowable Impervious Cover Breakdown By Slope Category							
Total Acreage 15 - 25% =		3.010 Acres X 10% = 0.301 Acres		0.038 Acres X 10% = 0.004 Acres		3.048 Acres X 10% = 0.305 Acres	
Proposed Total Impervious Cover							
Impervious Cover in CWQZ =		0.000 Acres = 0.00%		0.000 Acres = 0.00%		0.000 Acres = 0.00%	
Impervious Cover in WQTZ =		0.000 Acres = 0.00%		0.000 Acres = 0.00%		0.000 Acres = 0.00%	
Impervious Cover in Uplands Zone =		6.420 Acres = 12.11%		0.340 Acres = 0.76% (Existing I.C.)		6.760 Acres = 12.76%	
Total Proposed Impervious Cover =		6.420 Acres = 13.89%		0.340 Acres = 0.76% (Existing I.C.)		6.760 Acres = 14.62%	
Total Allowed Impervious Cover						15.86%	
Proposed Impervious Cover On Slopes							
Impervious Cover Breakdown							
Slope Categories		Impervious Cover		Impervious Cover		Impervious Cover	
		Building And Other Impervious Cover		Building And Other Impervious Cover		Building And Other Impervious Cover	
		Driveways and Roadways		Driveways and Roadways		Driveways and Roadways	
0 - 15%	43.54	1.030	2.11%	1.030	91.14%	0.089	1.831%
15 - 25%	3.01	0.000	0.32%	0.000	0.74%	0.001	0.010%
25 - 35%	0.08	0.000	0.00%	0.000	0.32%	0.000	0.000%
Over 35%	0.22	0.000	0.00%	0.150	2.77%	0.000	0.000%
Total Site Impervious Cover Area		1.118	Acres	1.180	Acres	0.089	Acres

ATKINS

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Austin, Texas 78730-5091
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TBPE REG. #F-474

EXHIBIT L-2 REVISED Q1 - Q2 TABLES

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

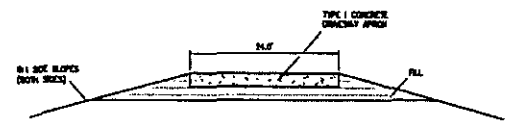
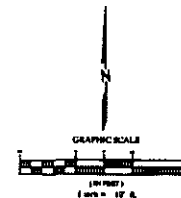
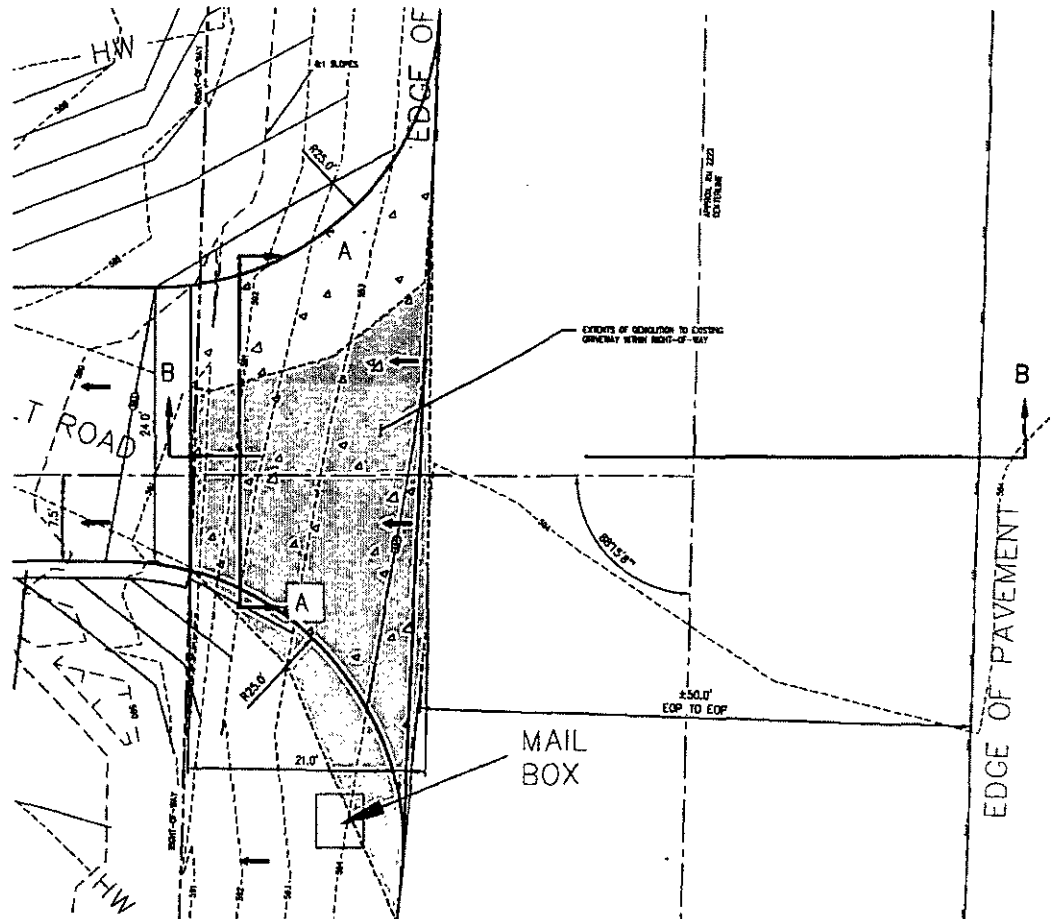
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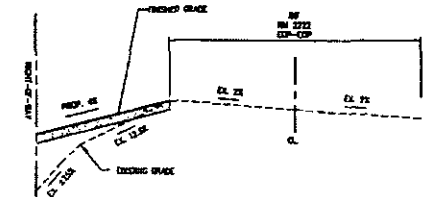
Date: November 8, 2011

File: K:\Projects\0444\100016151-Bull Creek Residence\100 - Drawings\PMH\EXHIBIT L SLOPES.dwg

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.

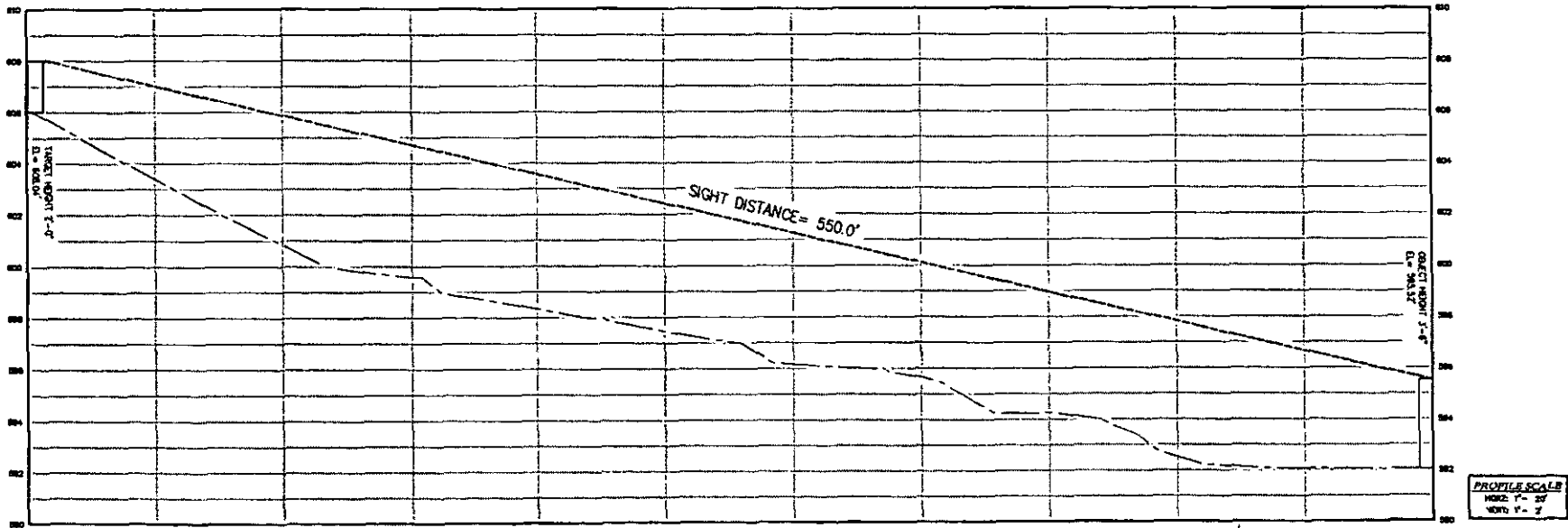
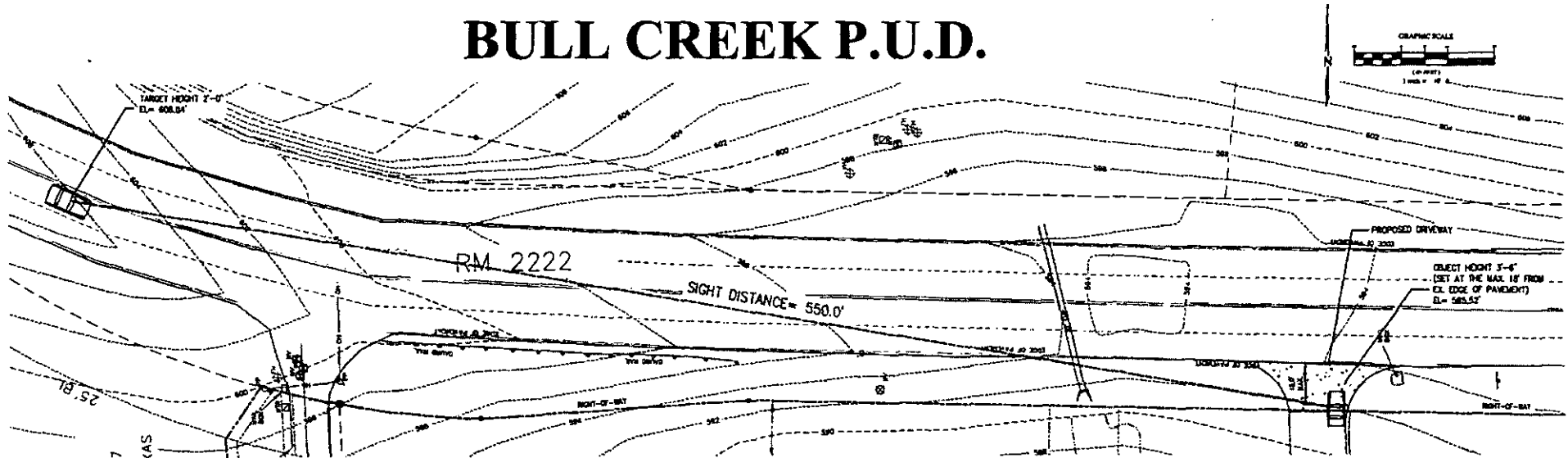


EXHIBIT M - DRIVEWAY DETAILS - (2 of 5)

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BULL CREEK P.U.D.

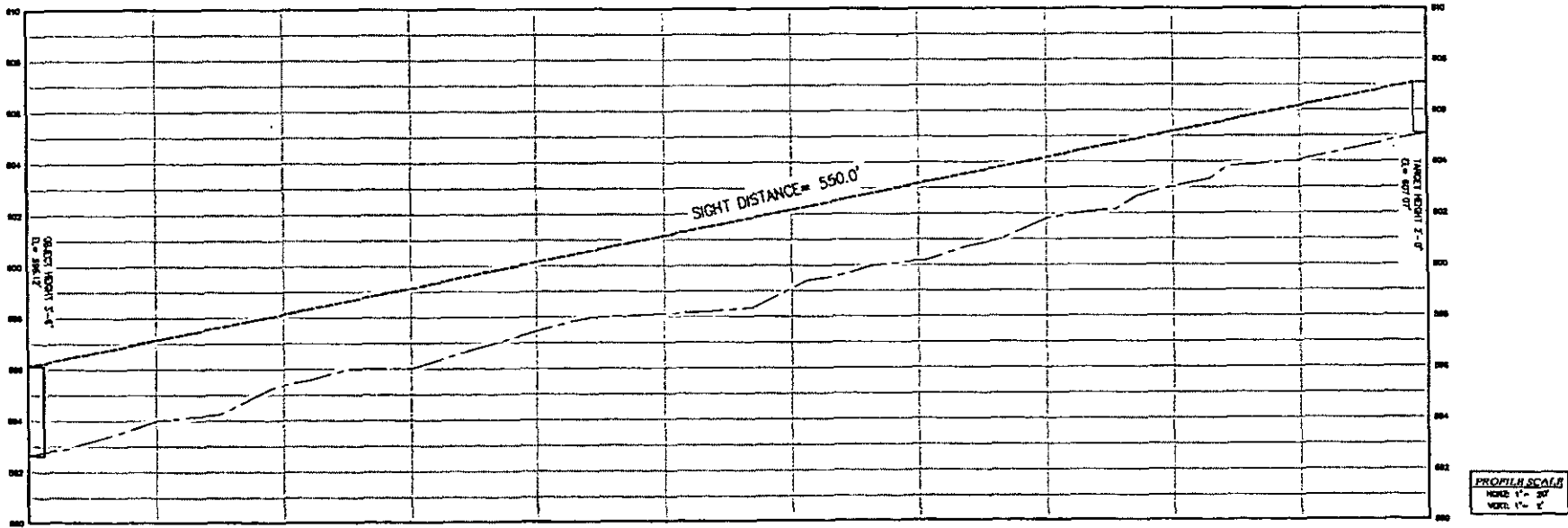
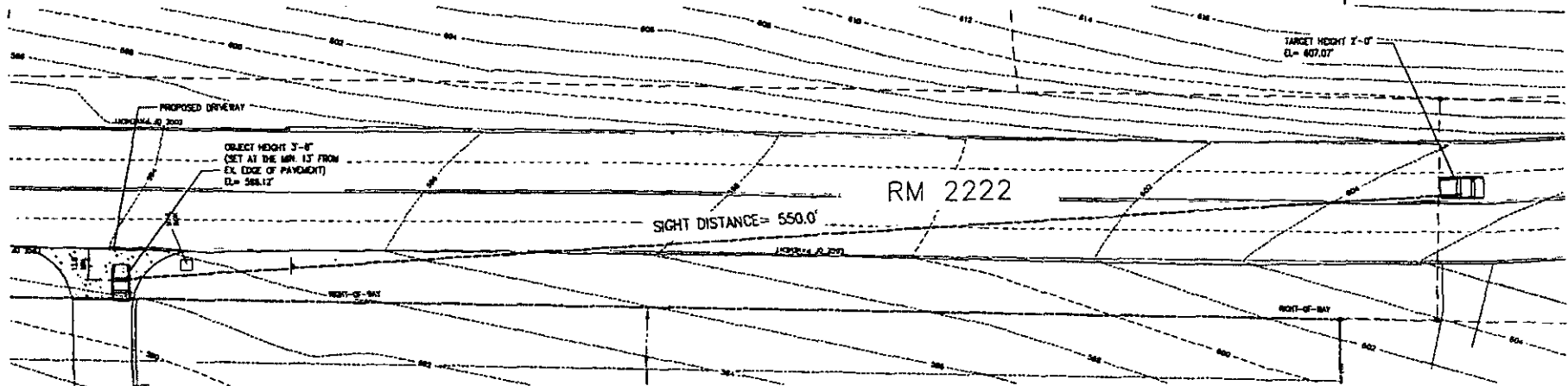
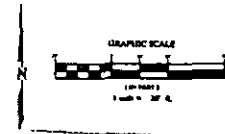


EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)

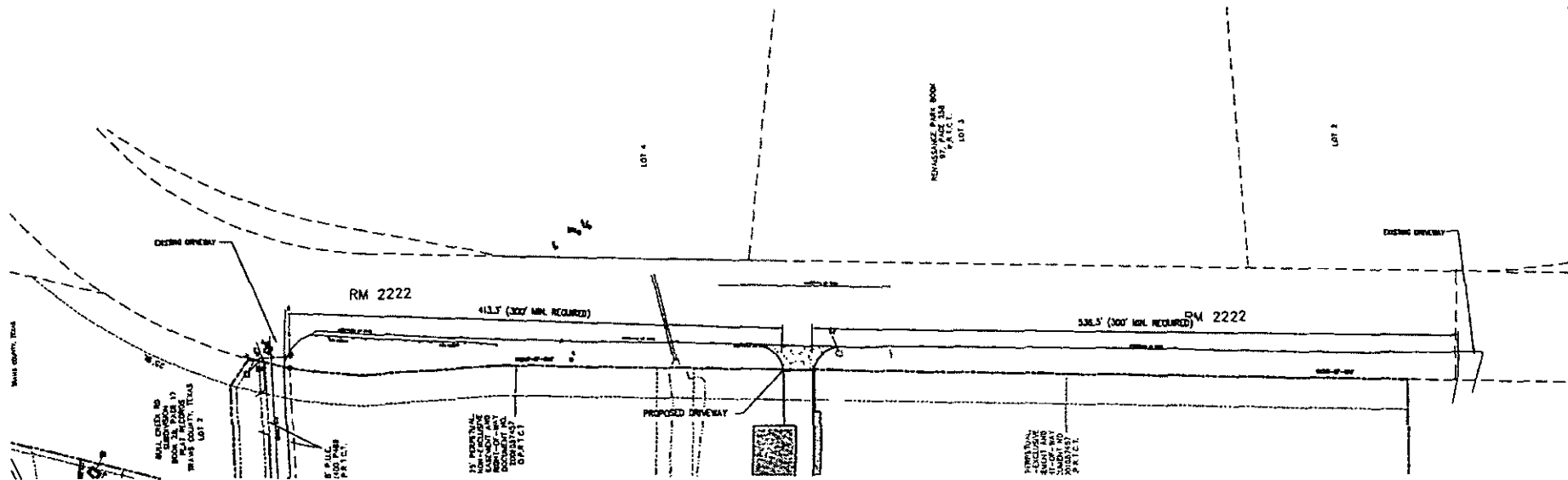


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GRAPHIC SCALE

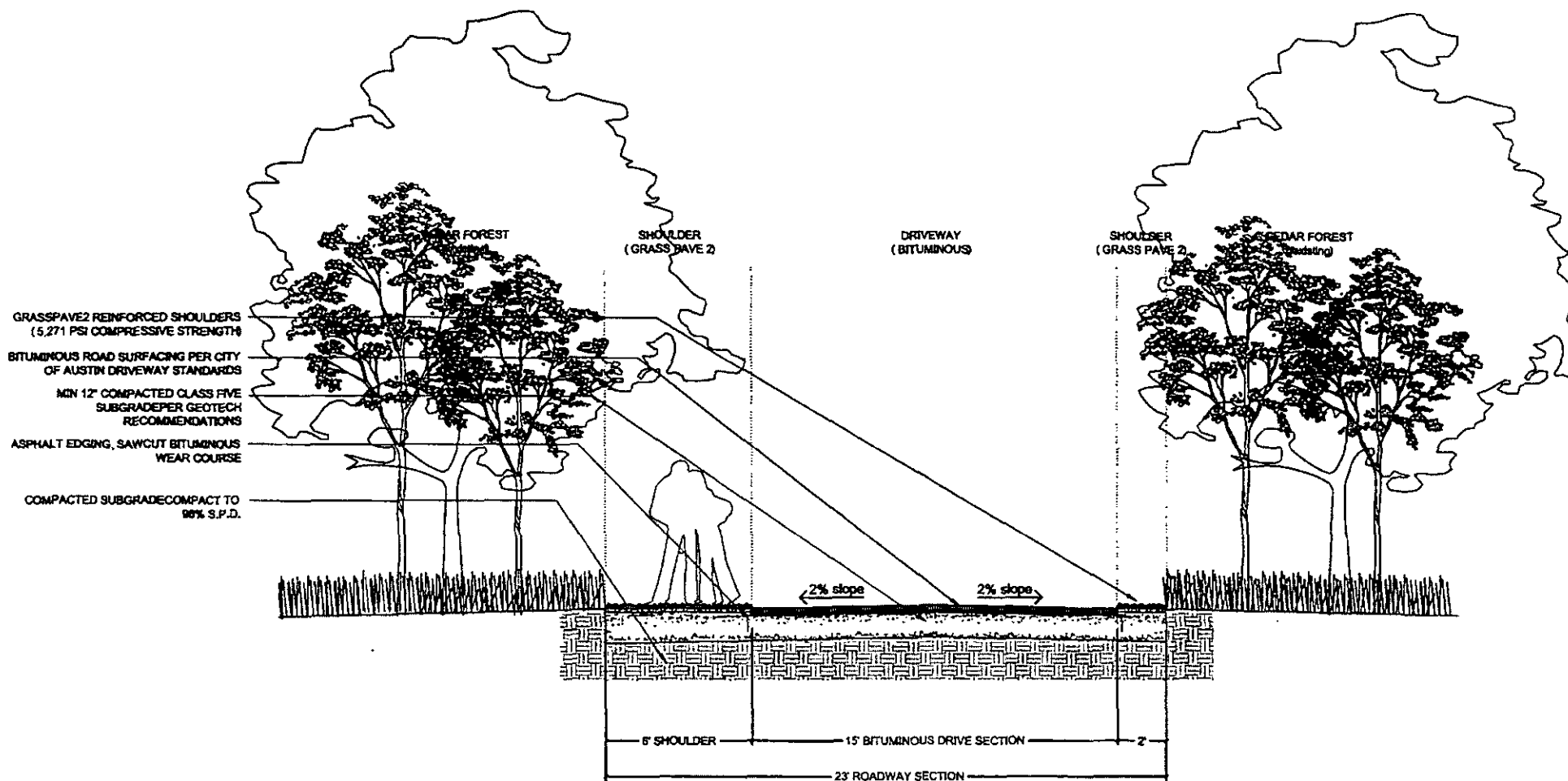
(FOOTES)

1 inch = 40' ft.



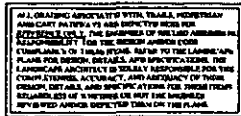
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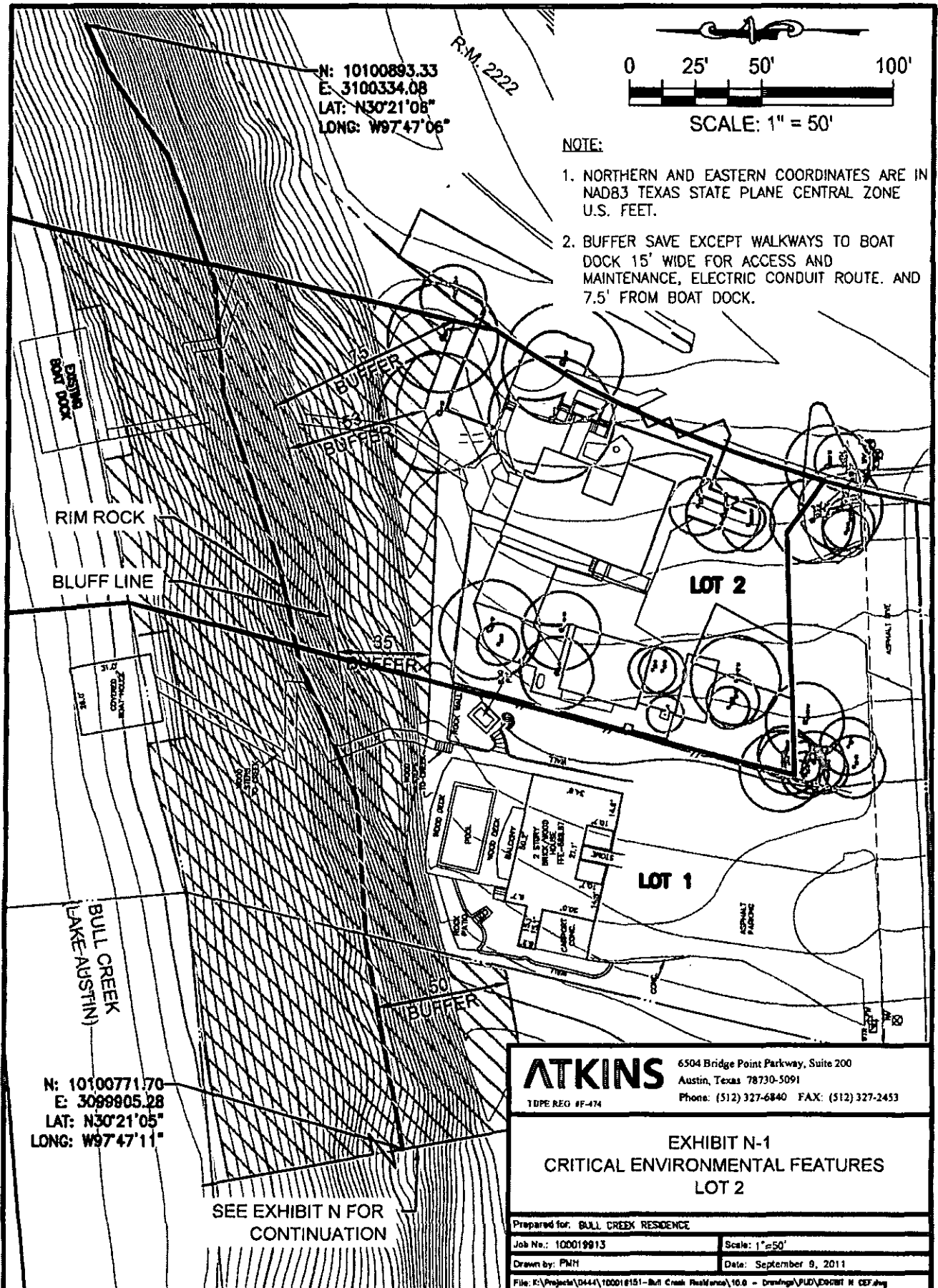


1 BITUMINOUS DRIVEWAY SECTION - TYP.
SCALE: 1/4"=1'-0"

SEE EXHIBIT
N-1 FOR DETAILS
ON TOWER LOT



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SEE EXHIBIT O-1
FOR TOWER LOT DETAIL

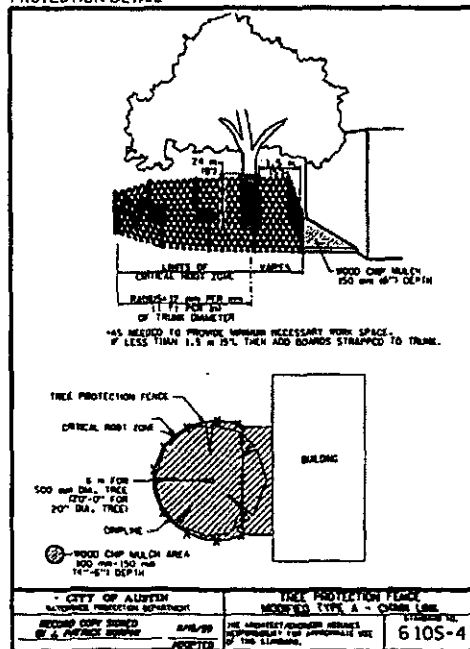
PLAN KEY

- ⊕ 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.

PROTECTION DETAIL



BULL CREEK RESIDENCE

EXHIBIT O 'TREE PROTECTION'

MAY 18, 2010
MARCH 18, 2011 REVISION

1"=100' \odot
SHEET 1 OF 3

THE CANON

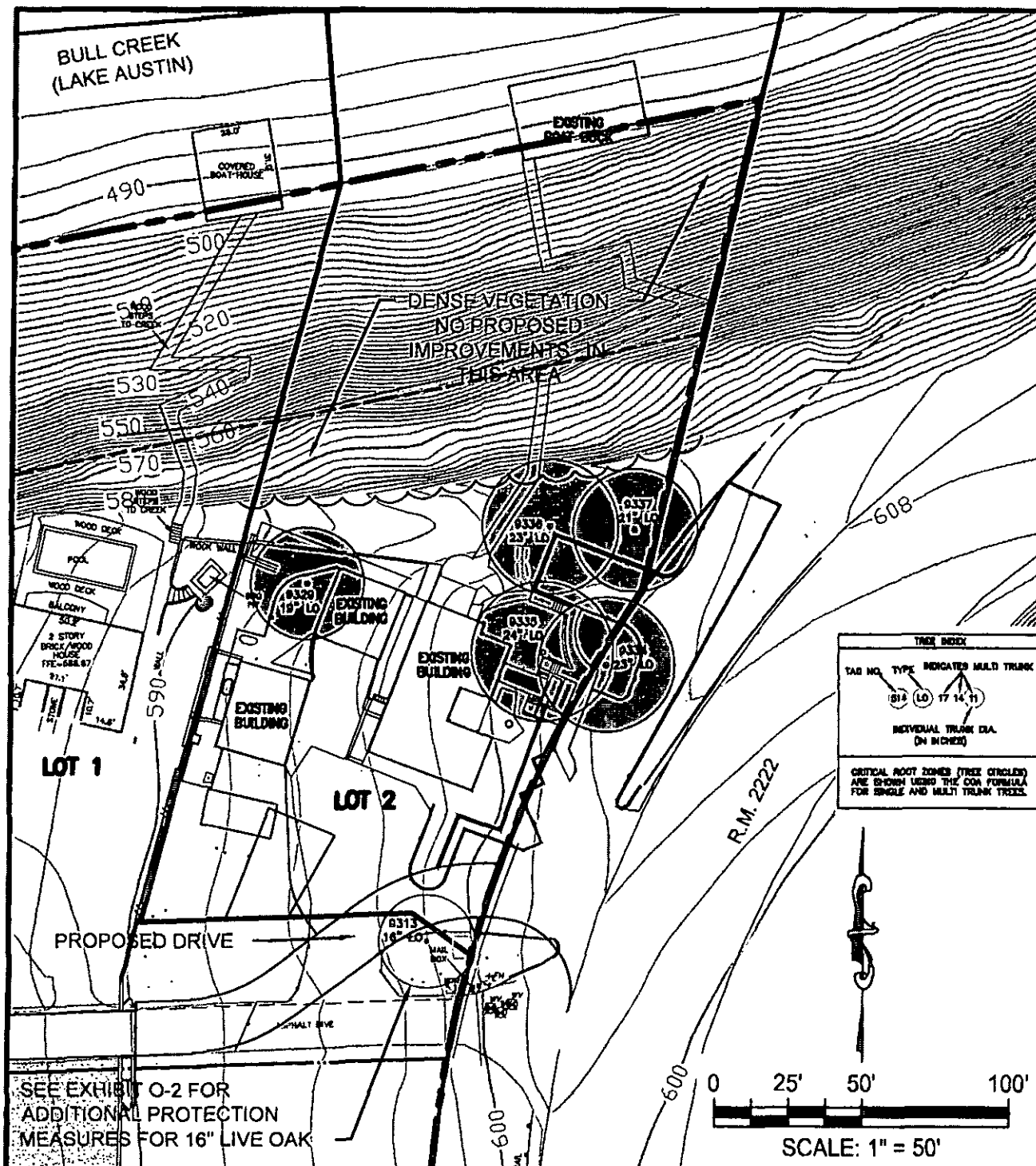
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OF SAILS	SIZE 1	SIZE 2	SIZE 3	SIZE 4	SIZE 5	SIZE 6	SIZE 7	SIZE 8	SIZE 9	SIZE 10	SIZE 11	SIZE 12	SIZE 13	SIZE 14	SIZE 15	SIZE 16	SIZE 17	SIZE 18	SIZE 19	SIZE 20	SIZE 21	SIZE 22	SIZE 23	SIZE 24	SIZE 25	SIZE 26	SIZE 27	SIZE 28	SIZE 29	SIZE 30	SIZE 31	SIZE 32	SIZE 33	SIZE 34	SIZE 35	SIZE 36	SIZE 37	SIZE 38	SIZE 39	SIZE 40	SIZE 41	SIZE 42	SIZE 43	SIZE 44	SIZE 45	SIZE 46	SIZE 47	SIZE 48	SIZE 49	SIZE 50	SIZE 51	SIZE 52	SIZE 53	SIZE 54	SIZE 55	SIZE 56	SIZE 57	SIZE 58	SIZE 59	SIZE 60	SIZE 61	SIZE 62	SIZE 63	SIZE 64	SIZE 65	SIZE 66	SIZE 67	SIZE 68	SIZE 69	SIZE 70	SIZE 71	SIZE 72	SIZE 73	SIZE 74	SIZE 75	SIZE 76	SIZE 77	SIZE 78	SIZE 79	SIZE 80	SIZE 81	SIZE 82	SIZE 83	SIZE 84	SIZE 85	SIZE 86	SIZE 87	SIZE 88	SIZE 89	SIZE 90	SIZE 91	SIZE 92	SIZE 93	SIZE 94	SIZE 95	SIZE 96	SIZE 97	SIZE 98	SIZE 99	SIZE 100	SIZE 101	SIZE 102	SIZE 103	SIZE 104	SIZE 105	SIZE 106	SIZE 107	SIZE 108	SIZE 109	SIZE 110	SIZE 111	SIZE 112	SIZE 113	SIZE 114	SIZE 115	SIZE 116	SIZE 117	SIZE 118	SIZE 119	SIZE 120	SIZE 121	SIZE 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1009	SIZE 1010	SIZE 1011	SIZE 1012	SIZE 1013	SIZE 1014	SIZE 1015	SIZE 1016	SIZE 1017	SIZE 1018	SIZE 1019	SIZE 1020	SIZE 1021	SIZE 1022	SIZE 1023	SIZE 1024	SIZE 1025	SIZE 1026	SIZE 1027	SIZE 1028	SIZE 1029	SIZE 1030	SIZE 1031	SIZE 1032	SIZE 1033	SIZE 1034	SIZE 1035	SIZE 1036	SIZE 1037	SIZE 1038	SIZE 1039	SIZE 1040	SIZE 1041	SIZE 1042	SIZE 1043	SIZE 1044	SIZE 1045	SIZE 1046	SIZE 1047	SIZE 1048	SIZE 1049	SIZE 1050	SIZE 1051	SIZE 1052	SIZE 1053	SIZE 1054	SIZE 1055	SIZE 1056	SIZE 1057	SIZE 1058	SIZE 1059	SIZE 1060	SIZE 1061	SIZE 1062	SIZE 1063	SIZE 1064	SIZE 1065	SIZE 1066	SIZE 1067	SIZE 1068	SIZE 1069	SIZE 1070	SIZE 1071	SIZE 1072	SIZE 1073	SIZE 1074	SIZE 1075	SIZE 1076	SIZE 1077	SIZE 1078	SIZE 1079	SIZE 1080	SIZE 1081	SIZE 1082	SIZE 1083	SIZE 1084	SIZE 1085	SIZE 1086	SIZE 1087	SIZE 1088	SIZE 1089	SIZE 1090	SIZE 1091	SIZE 1092	SIZE 1093	SIZE 1094	SIZE 1095	SIZE 1096	SIZE 1097	SIZE 1098	SIZE 1099	SIZE 1100	SIZE 1101	SIZE 1102	SIZE 1103	SIZE 1104	SIZE 1105	SIZE 1106	SIZE 1107	SIZE 1108	SIZE 1109	SIZE 1110	SIZE 1111	SIZE 1112	SIZE 1113	SIZE 1114	SIZE 1115	SIZE 1116	SIZE 1117	SIZE 1118	SIZE 1119	SIZE 1120	SIZE 1121	SIZE 1122	SIZE 1123	SIZE 1124	SIZE 1125	SIZE 1126	SIZE 1127	SIZE 1128	SIZE 1129	SIZE 1130	SIZE 1131	SIZE 1132	SIZE 1133	SIZE 1134	SIZE 1135	SIZE 1136	SIZE 1137	SIZE 1138	SIZE 1139	SIZE 1140	SIZE 1141	SIZE 1142	SIZE 1143	SIZE 1144	SIZE 1145	SIZE 1146	SIZE 1147	SIZE 1148	SIZE 1149	SIZE 1150	SIZE 1151	SIZE 1152	SIZE 1153	SIZE 1154	SIZE 1155	SIZE 1156	SIZE 1157	SIZE 1158	SIZE 1159	SIZE 1160	SIZE 1161	SIZE 1162	SIZE 1163	SIZE 1164	SIZE 1165	SIZE 1166	SIZE 1167	SIZE 1168	SIZE 1169	SIZE 1170	SIZE 1171	SIZE 1172	SIZE 1173	SIZE 1174	SIZE 1175	SIZE 1176	SIZE 1177	SIZE 1178	SIZE 1179	SIZE 1180	SIZE 1181	SIZE 1182	SIZE 1183	SIZE 1184	SIZE 1185	SIZE 1186	SIZE 1187	SIZE 1188	SIZE 1189	SIZE 1190	SIZE 1191	SIZE 1192	SIZE 1193	SIZE 1194	SIZE 1195	SIZE 1196	SIZE 1197	SIZE 1198	SIZE 1199	SIZE 1200	SIZE 1201	SIZE 1202	SIZE 1203	SIZE 1204	SIZE 1205	SIZE 1206	SIZE 1207	SIZE 1208	SIZE 1209	SIZE 1210	SIZE 1211	SIZE 1212	SIZE 1213	SIZE 1214	SIZE 1215	SIZE 1216	SIZE 1217	SIZE 1218	SIZE 1219	SIZE 1220	SIZE 1221	SIZE 1222	SIZE 1223	SIZE 1224	SIZE 12
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SHEET 2 OF 3

1963 LOCATION	1963	1964	1965	1966	1967
3052 1st Cedar	19	19			
3053 1st Cedar	30	30			
3062 1st Cedar	19	19			
3063 2nd Cedar	22	22			
3064 3rd Cedar	26	26			
3073 1st Cedar	25	25			
3074 2nd Cedar	26	26			
3085 2nd Cedar	22	22			
3086 2nd Cedar	24	24			
3087 2nd Cedar	26	26			
3088 2nd Cedar	24	24			
3089 2nd Cedar	27	27			
3147 2nd Cedar	19	19			
3214 1st Cedar	19	19			
4156 1st Cedar	19	19	9	10	
4164 1st Cedar	25.5	9	9	13	
4211 1st Cedar	19				
4212 1st Cedar	19		8	8	
4213 1st Cedar	21.5	5	9	9	
4217 1st Cedar	23	5	5	5	
4218 1st Cedar	23	5	5	5	
4219 1st Cedar	19	12	6	5	
4220 1st Cedar	19				
4451 1st Cedar	30	20			
4452 1st Cedar	19	19			
4215 1st Cedar	21	10	10	11	
4227 1st Cedar	19				
4228 1st Cedar	16	19			
4229 1st Cedar	19				
4231 1st Cedar	25	5	5	5	
4232 1st Cedar	19.5	5	5		
4233 1st Cedar	19	12	6	5	
4234 1st Cedar	19				
4235 1st Cedar	21	21			
4236 1st Cedar	19				
7141 1st Cedar	19		7	8	
7100 1st Cedar	21	11	12		
7111 1st Cedar	25.5	9	13	11	
8447 1st Cedar	19	5	12		
Total	795	795	Projected from Cedar Taglines	795	

[illegible]

	<u>Total Caliper Inch</u>	<u>Percentage</u>		
Saved Trees	7558	89.0%	11,198	92%
Transplanted Trees	139	1.6%	154	1%
Removed Trees	792	9.3%	792	7%
Total Inches	8451		<u>12,144</u>	



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-1
TREE PROTECTION - LOT 2**

Prepared for: BULL CREEK RESIDENCE

Job No.: 100019913

Scale: 1"=50'

Drawn by: PNH

Date: October 10, 2011

File: K:\Projects\0445\100019913-Bull Creek Residence\10.8 - Drawings\PLAN\EXHIBIT O TREE PROTECTION.dwg

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



TUBE REQ. #F-474

Prepared for: BULL CREEK RESIDENCE

Job No.: 100018913

Scale: 1"=10'

Drawn by: PMH

Date: October 5, 2011

File: K:\Projects\0444\100006151-Hull Creek Residence\10.0 - Drawings\PLD\EXHIBIT D-3 TREE PROTECTION.dwg