



## Tract 1

- 14.88 Acres
- Zoning - "GR"
- FLUM – Mixed-Use
- Current Development Regulations –  
Williamson Creek Ordinance  
Standard Sedimentation / Filtration Pond  
324,086 s.f. Impervious Cover



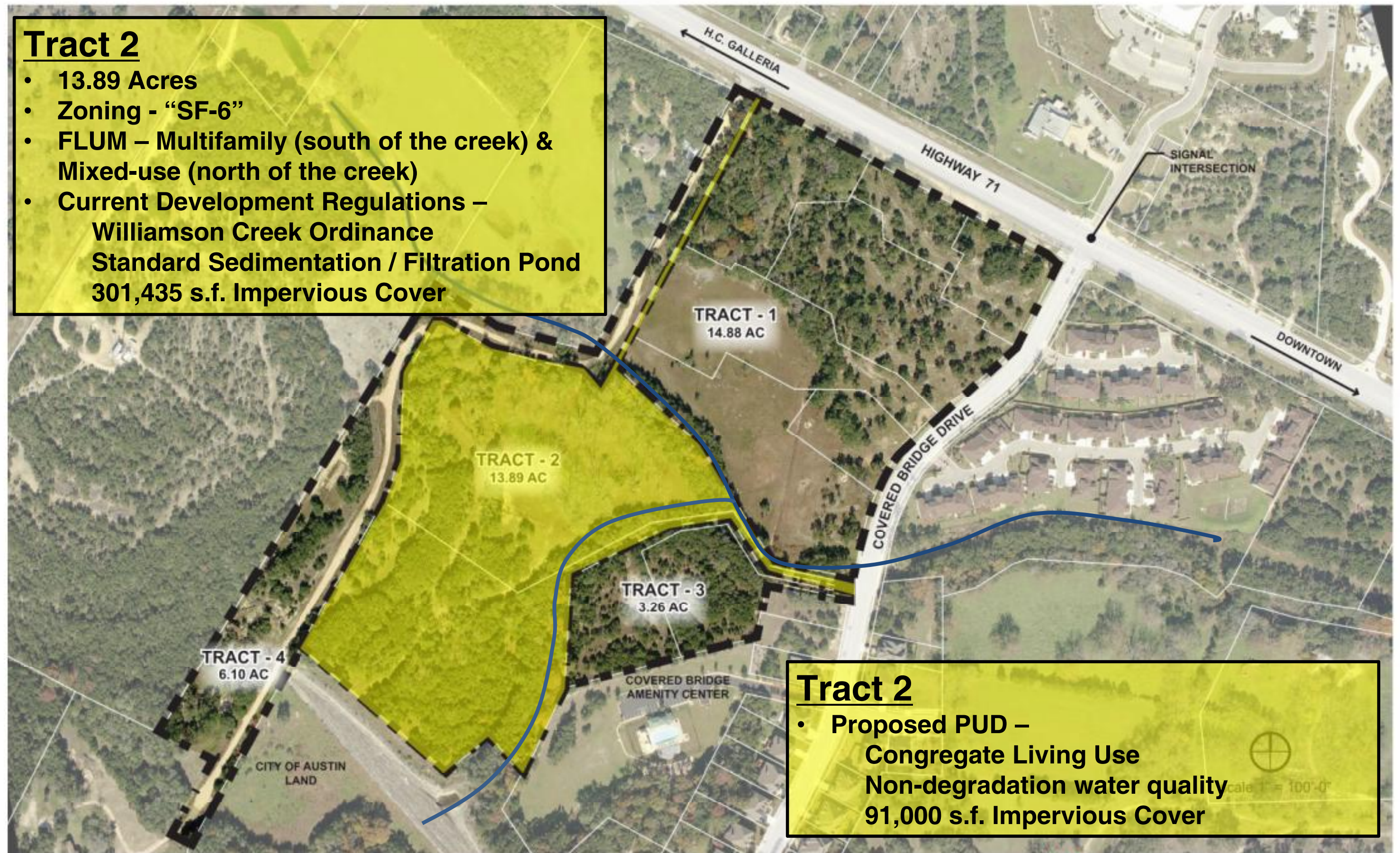
## Tract 1

- Proposed PUD –  
Commercial and Multifamily Use  
Bio-filtration Pond  
338,000 s.f. Impervious Cover



## Tract 2

- 13.89 Acres
- Zoning - "SF-6"
- FLUM – Multifamily (south of the creek) & Mixed-use (north of the creek)
- Current Development Regulations – Williamson Creek Ordinance  
Standard Sedimentation / Filtration Pond  
301,435 s.f. Impervious Cover



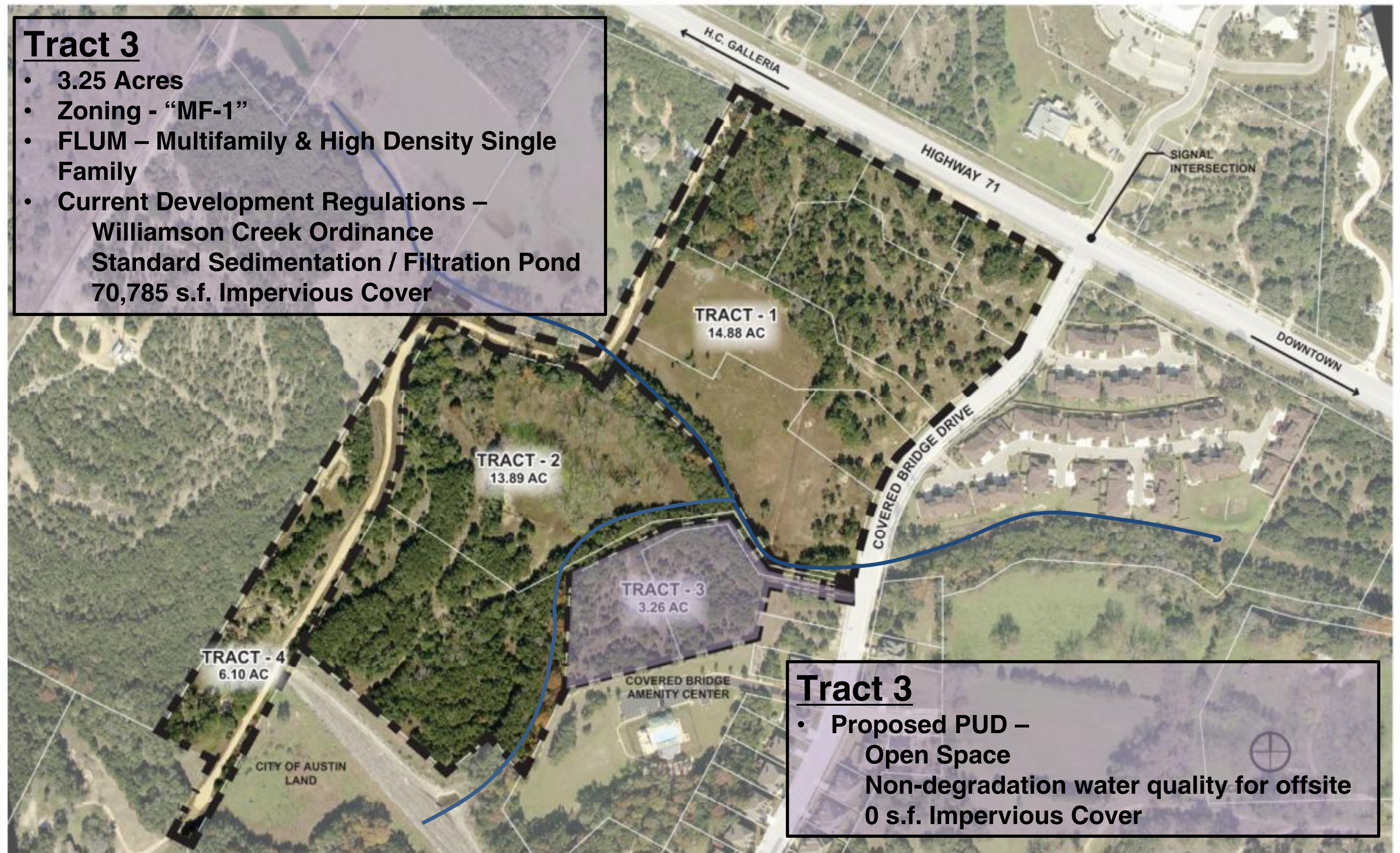
## Tract 2

- Proposed PUD –  
Congregate Living Use  
Non-degradation water quality  
91,000 s.f. Impervious Cover



## Tract 3

- 3.25 Acres
- Zoning - "MF-1"
- FLUM – Multifamily & High Density Single Family
- Current Development Regulations – Williamson Creek Ordinance  
Standard Sedimentation / Filtration Pond  
70,785 s.f. Impervious Cover



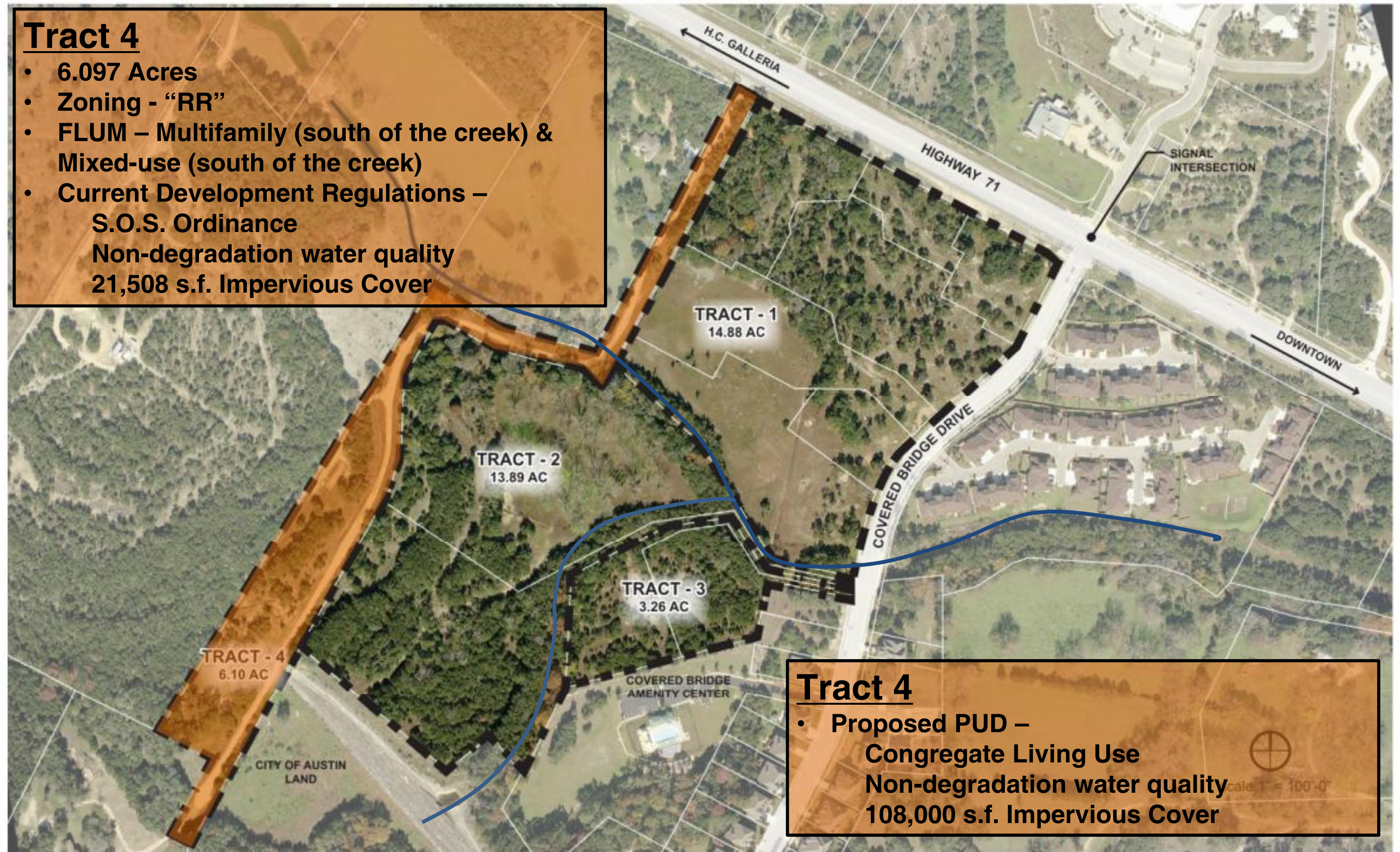
## Tract 3

- Proposed PUD –  
Open Space  
Non-degradation water quality for offsite  
0 s.f. Impervious Cover



## Tract 4

- 6.097 Acres
- Zoning - "RR"
- FLUM – Multifamily (south of the creek) & Mixed-use (south of the creek)
- Current Development Regulations –  
S.O.S. Ordinance  
Non-degradation water quality  
21,508 s.f. Impervious Cover



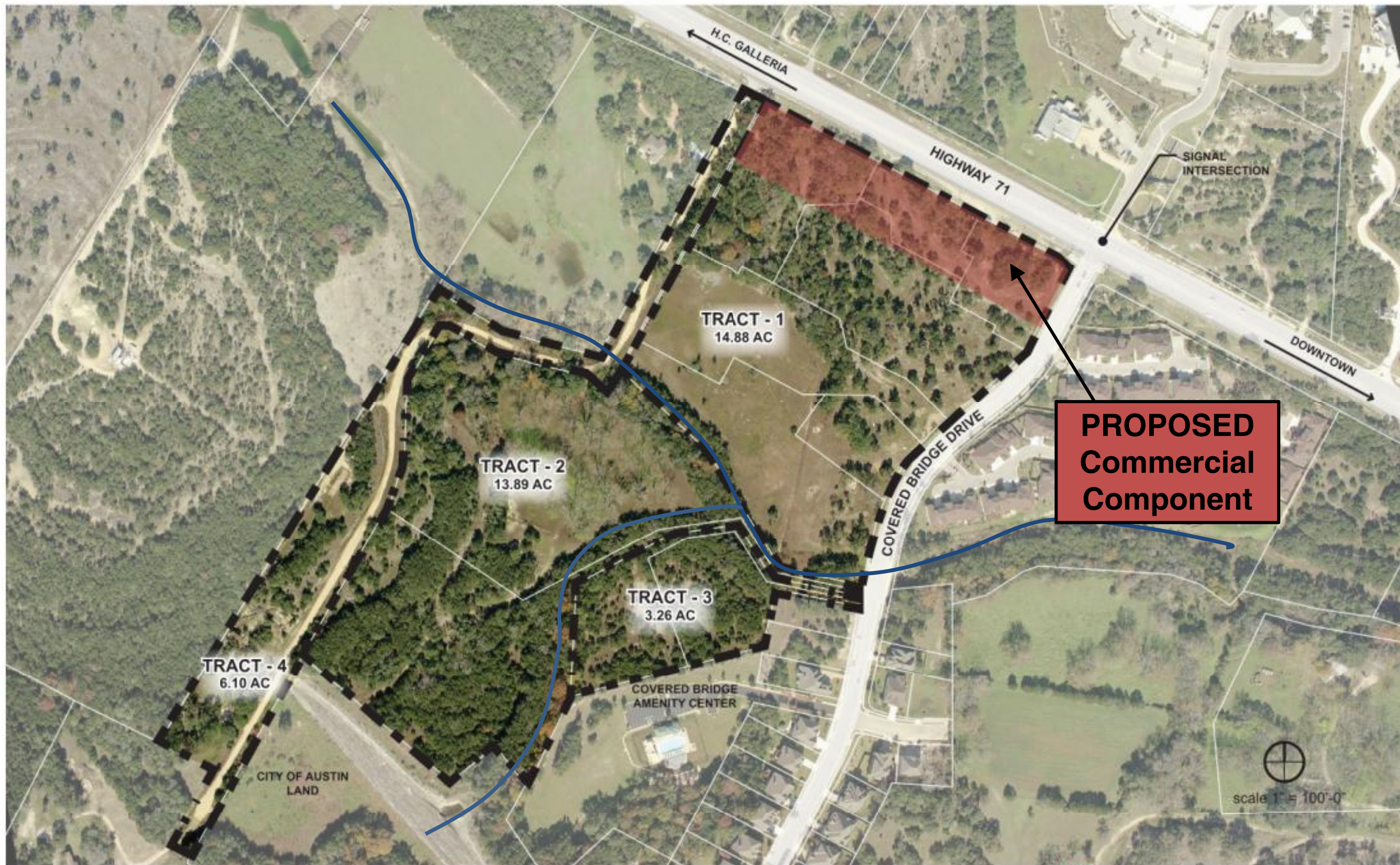
## Tract 4

- Proposed PUD –  
Congregate Living Use  
Non-degradation water quality  
108,000 s.f. Impervious Cover

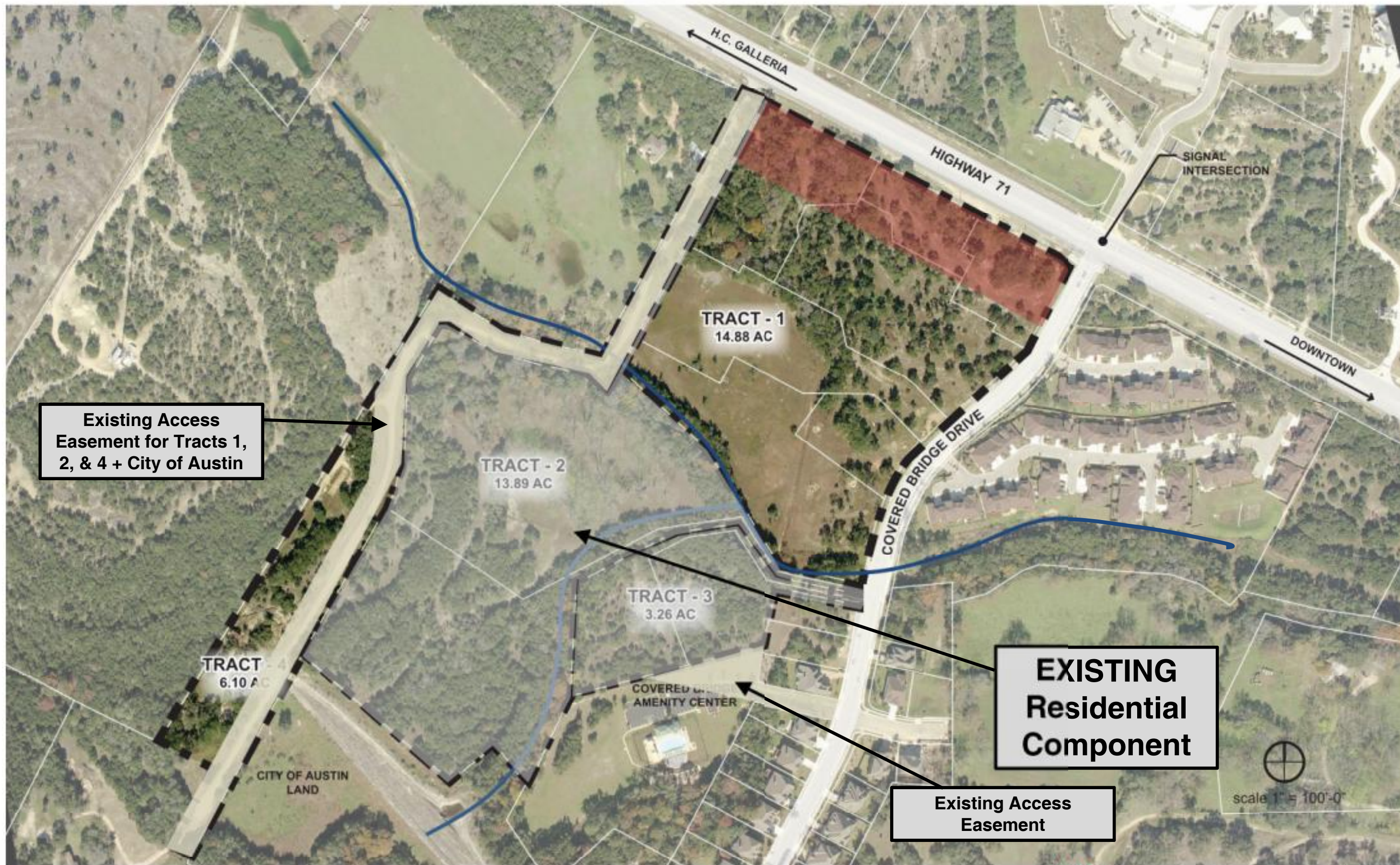




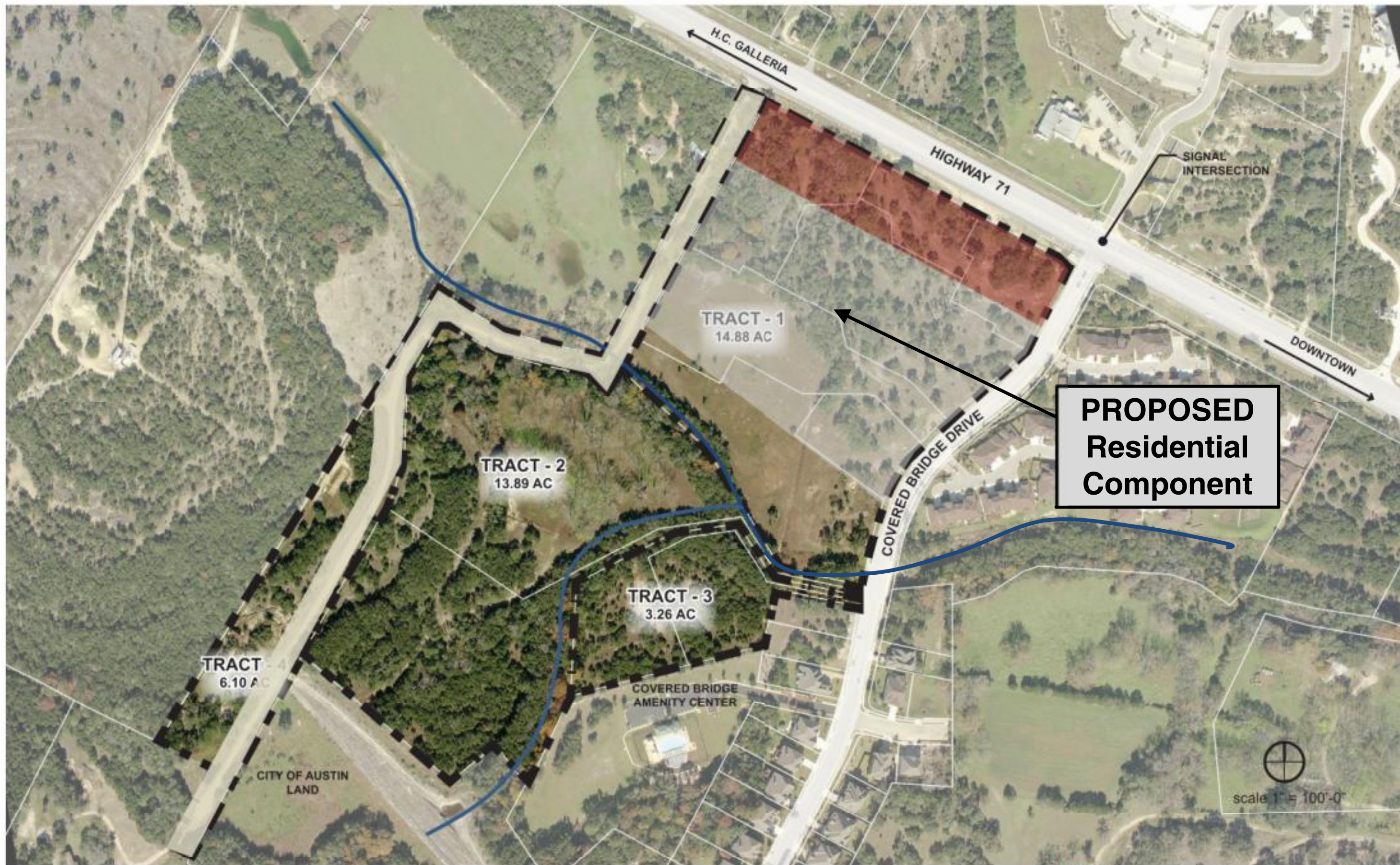




























**Heritage Trees – Of the 40 Heritage Trees within the Covered Bridge PUD, 38 Heritage Trees exist on Tract 2 – The Pecan Grove.  
All Heritage Trees within the Covered Bridge PUD are to be preserved.**



# Covered Bridge PUD

## Existing Entitlements

## Proposed PUD

1) Restrictive Covenant		1) Terminated
2) Williamson Creek Ordinance		2) Current Code (Modified)
3) Sedimentation / Filtration Ponds (1980)		3) Non-degradation and bio-filtration
4) Heritage Tree Ordinance does not apply		4) All 40 Heritage Trees will be saved
5) All Commercial uses allowed, including Service Stations, Car Lots, Auto Repair, Fast-food with drive-thru's, Exterminating Services, etc.		5) Limited Commercial Uses per agreement with Covered Bridge Property Owners Association and City of Austin staff
6) Cut limits do not apply		6) Restricted
7) Fill limits do not apply		7) Restricted
8) Construction on slopes does not apply		8) Restricted
9) 758,814 s.f. of impervious cover		9) 537,000 s.f. of impervious cover (30% reduction)
10) CWQZ development with impervious cover		10) CWQZ development limited
11) Typical zoning setbacks		11) Greater zoning setbacks
12) 60' height		12) 45' Height
13) No setback from neighborhood		13) Defined setback from neighborhood
14) Heavy pollutant loadings		14) 200%-700% reduction in pollutant loadings



# **Covered Bridge PUD**

## **Superiority**

- 1) Treating run-off from ½ of SH 71
- 2) Increased water quality
- 3) Integrated Pest Management Plan
- 4) Increased landscaping
- 5) Rainwater Harvesting
- 6) Increased open space
- 7) Mixed-use development
- 8) Increase the size of the driveway for COA  
Regional Detention Pond access and treat the run-off.
- 9) Clusters the more intense development north of the creek to eliminate crossing the creek with heavy traffic.
- 10) Meets PUD Green Builder Requirements.
- 11) Seasonal removal of invasive species and replacing with native species.
- 12) Organic Fertilization
- 13) Seasonal reduction to minimize take-over of ash juniper.
- 14) Establishment of native grasses and maintenance management.
- 15) Slope and bare area stabilization
- 16) Harmonize landscaping to area wildlife
- 17) Low Flow fixtures
- 18) Reduced site lighting levels and energy requirements.
- 19) Energy efficient glazing.
- 20) Rooftop rainwater distribution
- 21) Recycling storage
- 22) All utilities underground
- 23) Reduce driveways to SH 71 from 3 to 2.



## **Covered Bridge PUD**

Comparison of Williamson Creek WQ removals versus proposed CB PUD Pollutant removals.

<b><u>Pollutant</u></b>	<b><u>Williamson Creek Total Pollutant Removed</u></b>	<b><u>Proposed PUD Total Pollutant Removed</u></b>	<b><u>Increased Removal Comparing PUD to Williamson Creek</u></b>
TSS	2458#	5533#	225%
TP	2.52#	6.19#	247%
TN	11.99#	46.0#	383%
COD	794#	3267#	412%
BOD	105#	274#	261%
Pb	0.46#	1.42#	306%
FC (in colonies)	$6.76 \times 10^{12}$	$4.68 \times 10^{12}$	719%
FS (in colonies)	$1.50 \times 10^{12}$	$3.99 \times 10^{12}$	266%
TOC	181#	735#	407%
Zn	0.87#	2.36#	270%

Note: Pollutant removals are measured in pounds removed per year, except for FC and FS which are measured in colonies per year.



## COVERED BRIDGE PUD

### EXISTING APPLICABLE RULES

January 9, 2013

Tract	1	2	3	4
Size	14.88 Acres	13.89 Acres	3.25 Acres	6.097 Acres
Use	All Commercial Uses	Residential Uses	Residential Uses	Existing Driveway
Applicable Code	Williamson Creek (1980)	Williamson Creek (1980)	Williamson Creek (1980)	Current Code
Allowable Impervious Cover	324,086  s.f.	301,435  s.f.	70,785  s.f.	21,508  s.f.*
Cut Limits	Does not apply	Does not apply	Does not apply	Current Code
Fill Limits	Does not apply	Does not apply	Does not apply	Current Code
Constrution on Slopes	Does not apply	Limited	Does not apply	Current Code
CWQZ Development / IC	Limitless	Limitless	Limitless	Current Code
Water Quality Control	Std. Sedimentation / Filtration	Std. Sedimentation / Filtration	Std. Sedimentation / Filtration	Non-degradation
Heritage Tree Ordinance	Does not apply	Does not apply	Does not apply	Applies

\* Driveway on Tract 4 at 25' width equals 62,508 s.f. of impervious cover.

## COVERED BRIDGE PUD

### PROPOSED APPLICABLE RULES

January 9, 2013

Tract	1	2	3	4
Size	14.88 Acres	13.89 Acres	3.25 Acres	6.097 Acres
Use	Multi-Family & Ltd Commercial Uses	Congregate Living	Open Space	Driveway & Congregate Living
Applicable Code	Current Code (Modified)	Current Code (Modified)	Current Code (Modified)	Current Code (Modified)
Proposed Impervious Cover	338,000  s.f.	91,000  s.f.	-  s.f.	108,000  s.f.
Impervious Cover Difference	13,914  s.f.	(210,435) s.f.	(70,785) s.f.	45,492  s.f.**
Cut Limits	Limited	Limited	Limited	Limited
Fill Limits	Limited	Limited	Limited	Limited
Constrution on Slopes	Limited	Limited	Limited	Limited
CWQZ Development / IC	Prohibited except for Pond	Prohibited except for reirrigation area	Prohibited except for VFS	Prohibited except for 25' wide Driveway
Water Quality Control	Bio-filtration with 1/2 of SH 71	Non-degradation	Non-degradation	Non-degradation
Heritage Tree Ordinance	Applies	Applies	Applies	Applies

Note - The small portions of Tracts 2 & 4 that lie north of the creek will have bio-filtration for water quality.

\*\* Difference is calculated between driveway at 25' width and proposed PUD Concept Plan