

DISTRICT SUMMARY		
OVERALL SITE AREA: 144.817 AC.		
O-MU	6.30 AC.	4%
C	7.46 AC.	5%
MR	36.75 AC.	26%
P-OS*	60.46 AC.	42%
PARK*	26.16 AC.	18%
DOCK	2.73 AC.	2%
Bridge Point Parkway ROW	4.96 AC.	3%
<b>TOTAL</b>	<b>144.82 AC.</b>	<b>100%</b>

\* The total proposed Open Space is 86.62 AC., equivalent to 60% of the total site area.

OVERALL SITE AREA: 144.817 AC.		
1.0000	6.30 AC.	4%
2.0000	7.46 AC.	5%
3.0000	36.75 AC.	26%
4.0000	60.46 AC.	42%
5.0000	26.16 AC.	18%
6.0000	2.73 AC.	2%
7.0000	4.96 AC.	3%
8.0000	144.82 AC.	100%

## LEGEND



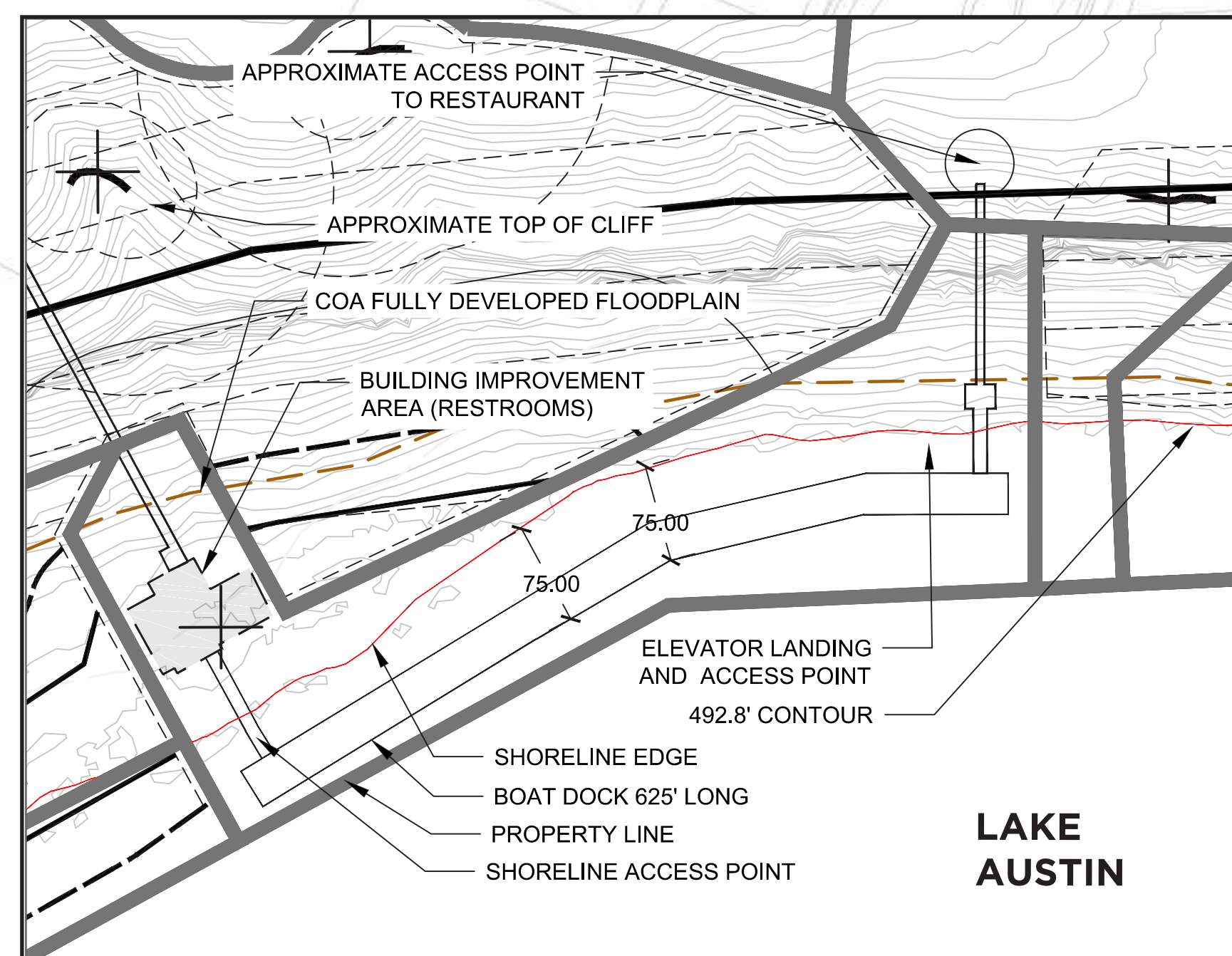
## VEHICULAR ACCESS



## 360 OVERLOOK

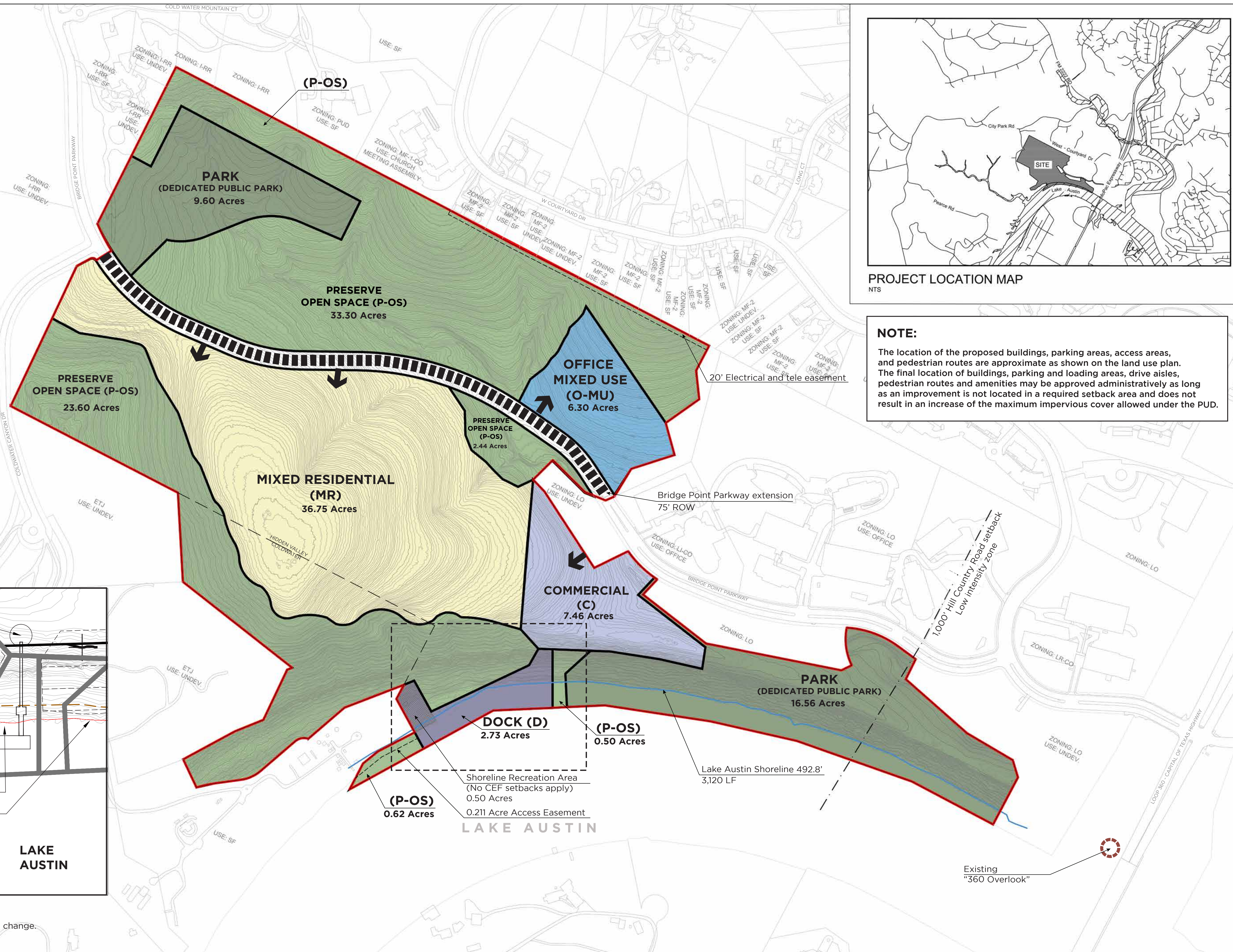


BRIDGE POINT PARKWAY  
EXTENSION 75' ROW

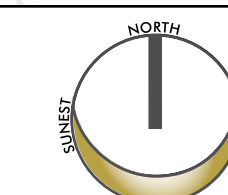


The information shown above is conceptual in nature and subject to change.

The information shown above is conceptual in nature and subject to change.



SEPTEMBER 13, 2018



**CASE #: C814-86-023.01**

# EXHIBIT C



APPROXIMATE ACCESS POINT TO RESTAURANT

EXISTING DISTURBED AREA (WITHIN BUFFER)

BUILDING IMPROVEMENT AREA (RESTROOMS)

EXISTING DISTURBED AREA (WITHIN CEF)

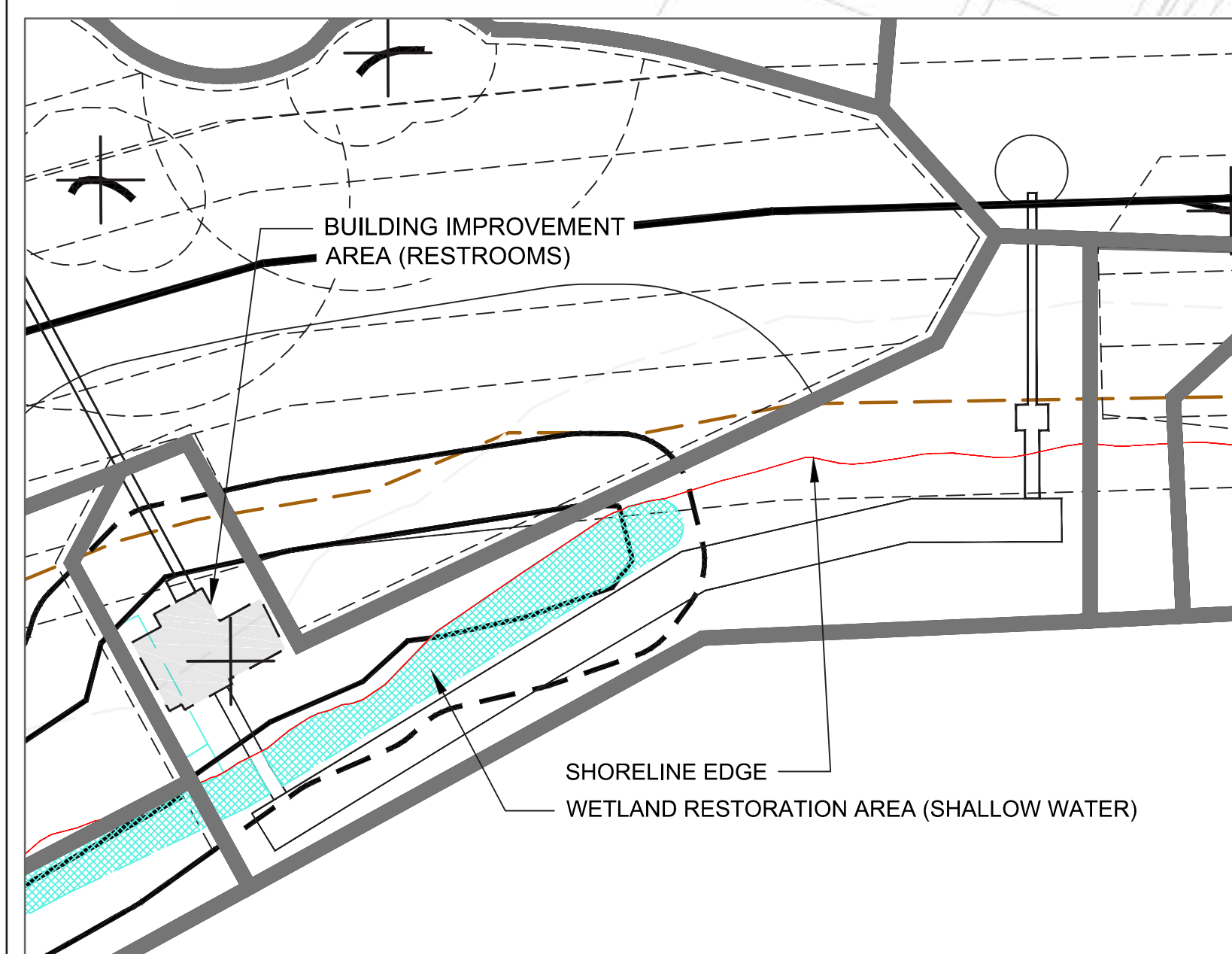
SHORELINE EDGE

ELEVATOR LANDING AND ACCESS POINT

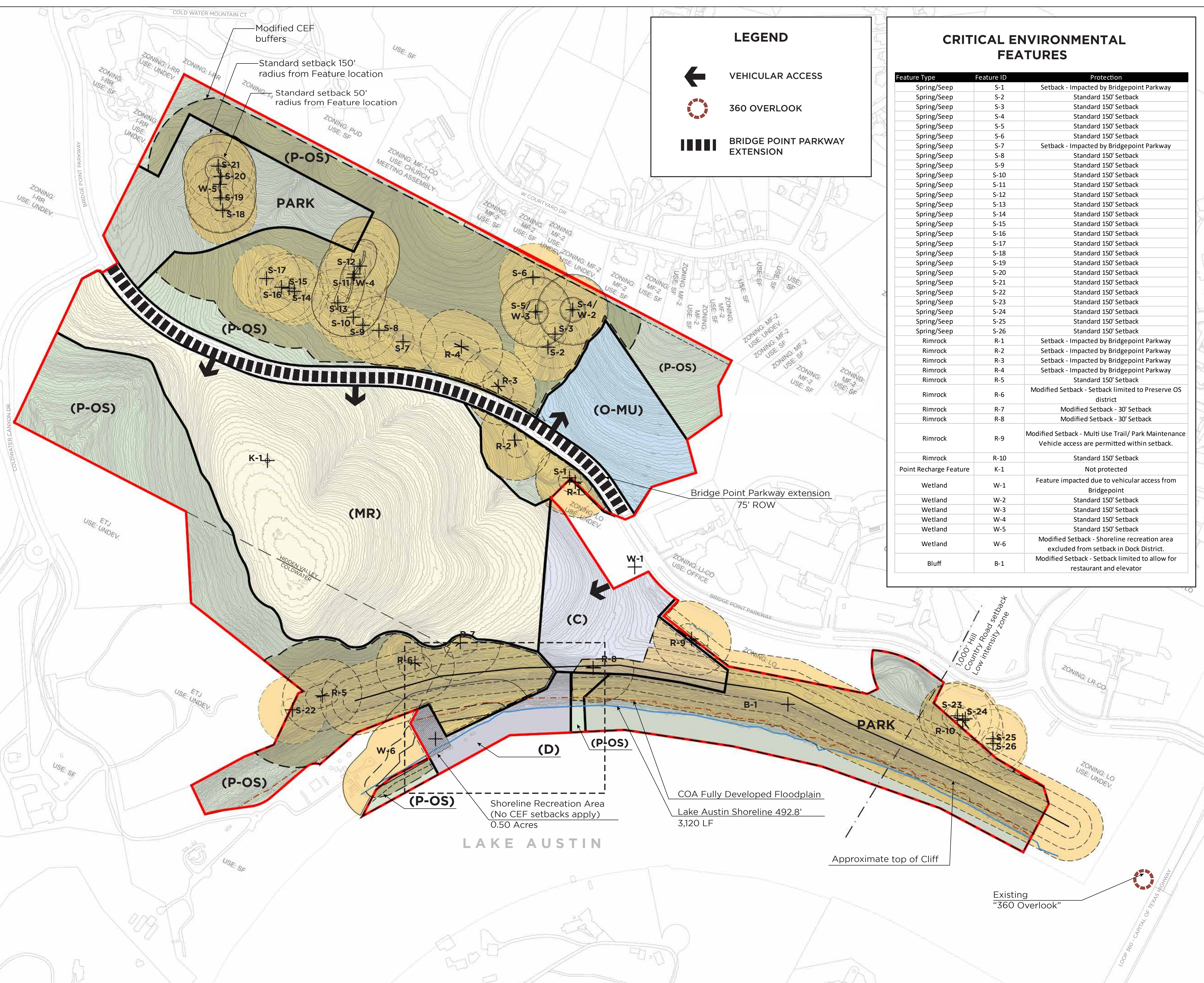
EXISTING DISTURBED AREA (WITHIN CEF)

EXISTING DISTURBED AREA (WITHIN BUFFER)

The information shown above is conceptual in nature and subject to change.



The information shown above is conceptual in nature and subject to change.



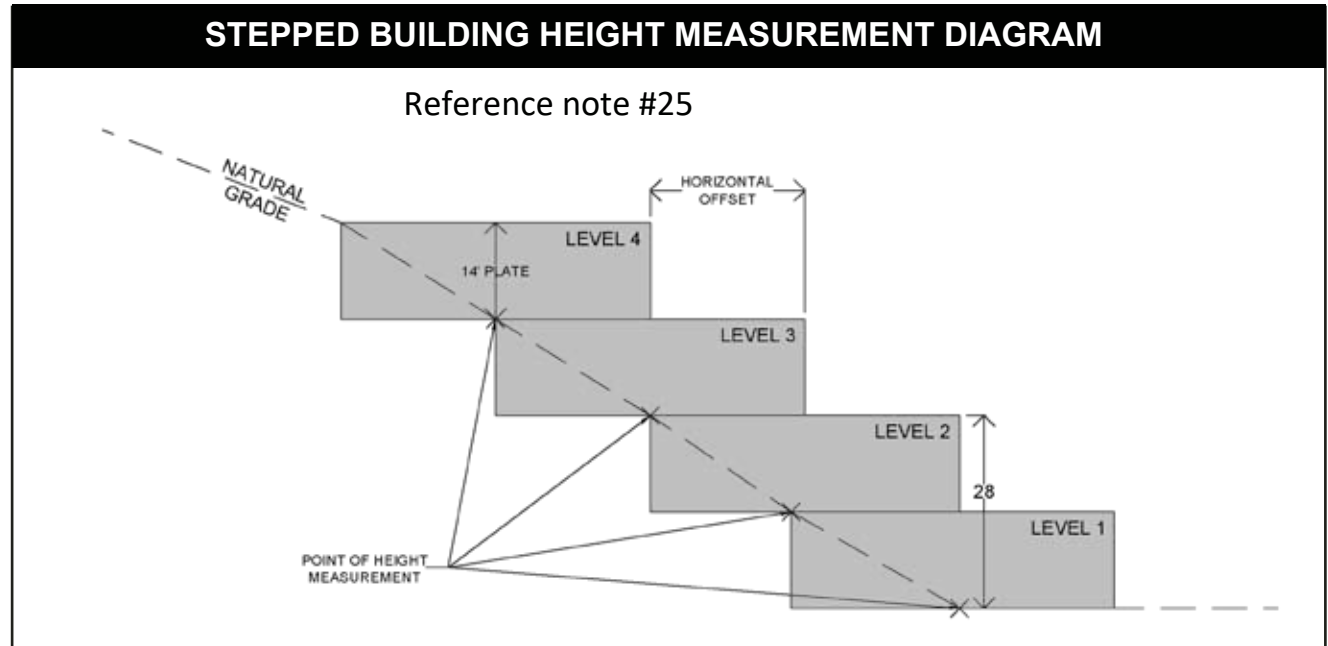
SEPTEMBER 13, 2018



PUD NOTES
1. A 9.53 acre dedicated park and a 16.58 acre dedicated park shall be provided, subject to a Parkland Dedication Improvement Agreement.
2. Overall project impervious cover is capped at 18.86 acres. Impervious cover shall be handled through a "bucket" system and tracked on an individual tract and/or site plan basis, so long as the total project impervious cover does not exceed 18.86 acres. Applicants shall add a tabulation table (as adopted per this PUD Ordinance) to each site plan and subdivision application submittal which will show the current standing of the overall site development regulations. City staff shall review the table provided with each application and verify that it is in accordance with the site development regulations outlined in the PUD Land Use Plan.
3. The impervious cover associated with the extension of Bridge Point Parkway is assumed to be 3.0 acres, but may be increased or decreased based on a final design approved by the City. Impervious cover associated with Bridge Point Parkway shall not count against the impervious cover cap in Note 2 above.
4. Any portion of the cluster dock located in the permanent pool of Lake Austin shall not count against the overall project impervious cover stated in Note 2.
5. Except as provided in Note 6, Chapter 25-8, Subchapter B, Article 1, Division 3 (Heritage Trees) shall not apply to the Property. Notwithstanding the foregoing, a minimum of 75% of all Heritage Trees shall be protected on the Property as a whole. Heritage Tree calculations exclude trees located on dedicated parkland and trees located within the right-of-way of Bridgepoint Parkway. Mitigation for any permitted Heritage Tree removal shall be mitigated on site at a rate of 3"=1". Relocation of a Heritage Tree on site shall not require mitigation and will not count against the 75% site protection requirement.
6. The PUD shall preserve a minimum of 50% of the caliper inches associated with native protected trees and a minimum of 50% of all native caliper inches on the Property as a whole, including trees 8 inches or larger in diameter at breast height. Each subdivision, site plan, and building permit application that includes a tree removal request shall demonstrate that the PUD is in compliance with this requirement. Notwithstanding any provision of the City Code or Environmental Criteria Manual, trees preserved in the Preserve Open Space and Recreational Open Space Districts shall be credited as mitigation against any trees removed on site at a rate of 1"=1".
7. The total square footage of commercial uses that may be located on the Property are capped at 325,000 gross square feet. A minimum 60,000 square feet of commercial square footage must be constructed on the Property as a whole.
8. Total residential dwelling units for the Property shall not exceed 200 residential units, including hotel. Commercial square footage must be reduced in order for additional units, over 64 units, on a 1:1 basis.
9. Driveway, road, trail locations, dock and other improvements shown on the Land Use Plan and any other Exhibits are schematic and will be determined at the time of site plan or subdivision.
10. Except for Bridge Point Parkway and associated trails, as shown on the Land Use Plan, a 100 foot no build/ no trail zone is established along the west and north boundaries of the Property.
11. Section 25-2-551 (Lake Austin (LA) District Regulations) of the Code is modified to allow additional improvements within the Shoreline Recreation Area of the Dock (D) District as shown on the Land Use Plan. These improvements may include 7,500 square feet of impervious cover for buildings and related facilities, including, but not limited to, clubhouse with private kitchen, decks, trails, walks, boardwalk, terraces, utilities (which need not take the most direct route), restroom, weir system, berms, swimming area, and related improvements and appurtenances.
12. CEF setbacks shall allow construction of mechanized access to the cluster dock via a tram, elevator, funicular or similar mechanized system. Emergency stair access is required with any mechanized access option.
13. Except as provided herein, Chapter 25-8, Subchapter A, Article 6 (Water Quality Controls), Article 7 (Requirements in All Watersheds) and Article 11 (Water Supply Rural Watersheds Requirements) shall not apply to the Property. Notwithstanding the foregoing, (i) cut and fill may not exceed 40 feet and shall comply with the Cut and Fill Variance Table on this Exhibit 3, except in connection with a building foundation or parking garage, (ii) a CWOZ as shown on the Land Use Plan shall be provided, (iii) CEF buffers as shown on the Environmental Resource Exhibit shall be provided, (iv) Section 25-8-368(C) and (D) (Restrictions on Development Impacting Lake Austin) shall apply, and (v) water quality controls shall be provided as shown on the Environmental Benefits Items attached as Exhibit 6.
14. Construction phase erosion controls on the Property shall comply with current ECM requirements of Section 1.4.0.
15. Section 25-5-81(B) (Site Plan Expiration) is amended to provide that, except as provided in subsection C, D, and E of that section, a site plan expires 10 years after the date of its approval. Section 25-4-54 (Preliminary Plan Expiration) is amended to provide that a preliminary plan expired 10 years after the date of its approval.
16. Except for Sections 2.5 and 2.6, Chapter 25-2, Subchapter E (Design Standards and Mixed Use) does not apply.
17. Notwithstanding any provision of the City Code, Transportation Criteria Manual, and Fire Protection Criteria Manual, the applicable cross sections for private drives and the extension of Bridge Point Parkway may comply with the cross section illustrated on Exhibit 5.
18. Section 25-4-171(A) (Access to Lots) shall not apply to the Property, and each lot in a subdivision may abut a private drive or access easement.
19. Section 25-4-153 (Block Length) shall be modified such that block length criteria may be satisfied through pedestrian easements and trails. Pathways shall follow existing topography and may pass through buildings and utilize internal stairways or elevators to connect site components.
20. Notwithstanding any provision of the City Code or the Transportation Criteria Manual, any private street may be gated for private access. Access gates shall not impede access to or along the trails shown on Exhibit 5.
21. Any hotel use shall be limited to a maximum of 80 rooms for the entire Project and shall count against the allowable commercial square footage for the Project.
22. Notwithstanding any provision of Chapter 25-2, Subchapter C, Article 10 (Compatibility Standards), compatibility standards along the northern boundary of the property are as shown on the Compatibility Height and Setback Map, and screening of shoreline access may be primarily of alternative methods that may be supplemented by vegetation and tree canopy.
23. Modifications to the requirements pertaining to sidewalks as provided in Sections 25-6-351 (Sidewalk Installation in Subdivision) and 25-6-352 (Sidewalk Installations with Site Plans) may be administratively approved. A minimum 4-foot wide sidewalk is required on one side of all public right-of-ways (except for Bridge Point Parkway) and internal drives. The location of sidewalk may vary based on topography and site constraints.
24. Modifications to the requirements for driveway access from private streets as provided in Section 25-6-442 (Access Standards) may be administratively approved.
25. The District boundaries may be revised administratively so long as the total acreage within the Preserve Open Space (P-OS), Recreational Open Space (R-OS) and Park Districts each equal the acreage shown on the Land Use Plan.
26. Except as provided herein, building height for all individual buildings shall follow the definition of building height in Section 25-1-21(49) (Definitions; Height). Notwithstanding the foregoing, for a stepped or terraced building, the building height of each segment is determined individually. A stepped or terraced building is any building where the floors are offset. See Stepped Building Height Measurement Diagram on Exhibit 3 for reference of how height is calculated with respect to stepped buildings.
27. With respect to Section 25-2-1176 (Site Development Regulations for Docks, Marinas, and Other Lakefront Uses), the Applicant proposes that the Code be modified to allow a permanent structure to be constructed on the water's edge with a setback of 100 feet from the shoreline in the Dock (D) District. The Code shall be modified to allow for the dock to extend up to 75 feet from the shoreline. The total dock area shall not exceed 30 feet wide x 624 feet length or 18,720 square feet. The total allowable dock length is calculated as 20% of the 3,126 linear feet of shoreline for the project.
28. Notwithstanding anything in this PUD Land Use Plan to the contrary, in the event that one or more restrictive covenant(s) and/ or conservation easement(s) restricting development of the property described as Lot 1, Block A of the Champion City Park East Subdivision recorded in Document No. 200300122 of the Official Public Records of Travis County, Texas, approved and enforceable by the City, is not recorded within thirty (30) days of the effective date of the ordinance adopting this PUD Land Use Plan (the "Champion Tract Restrictions"), then the total amount of impervious cover allowed in Note 2 above shall be reduced by 2.0 acres. The Champion Tract Restrictions shall (1) reduce allowable vehicle trips per day by 75%, (2) shall reduce gross floor area (excluding parking facilities) to 120,000 square feet, and (3) limit the use of that property to senior living, including without limitation, Congregate Living, Convalescent Services, and Retirement Housing or other low-intensity use allowed by the Champion Tract Restrictions.
29. The cluster dock in the Dock (D) District is permitted for use by residents only. No public uses are allowed for the cluster dock.
30. Development of the Property is subject to the PUD Land Use Plan and shall comply with Environmental Benefits items listed on Exhibit 6.
31. Within the O-MU and C Districts, all commercial buildings shall provide pedestrian access from the primary vehicular access drive. All primary building entrances must be shaded via a canopy, awning, or approved shade device. A shaded pedestrian walk shall be provided to the primary entrance.
32. All site plans for the PUD must include a sheet to show compliance with Exhibit 4 - Compatibility Height and Setbacks.
33. The alignment of Bridgepoint Parkway may be modified administratively so long as the aggregate adverse impact to CEF buffers is not increased.
34. Pedestrian trails and ancillary improvements (fences, seat walls, shade structures, benches, signage, drinking fountain) may be located in CEF buffers within parkland subject to plan review by the Parks and Recreation Department.
35. Fuel storage is not permitted within the D or P-OS Districts.
36. All buildings, docks or structures within the Dock (D) District must install a sprinkler system for fire protection. With the installation of such sprinkler systems, development allowed in the Dock (D) District shall not be required to comply with fire apparatus access road requirements, and such development is hereby granted approval of an alternative method of compliance allowed under the International Fire Code without further action of approval required.
37. A use with a drive-through facility is prohibited in all districts of the PUD.
38. Heavy construction and staging of construction materials in the P and P-OS Districts is permitted for improvements within those Districts and for Bridge Point Parkway only. Otherwise no staging or heavy construction is permitted within these districts.
39. An accessory use for commercial buildings shall be defined as a use (i) customarily incidental and subordinate to the principal use or building, (ii) located on the same site with such principal use or building and (iii) occupying no more than 15% of the building in which the use is located.
40. Chapter 25-2, Subchapter C Article 10 (Compatibility Standards) of the City Code does not apply within the PUD.
41. Notwithstanding PUD Note 22 and Note 40, and except for any development allowed in the Dock (D) District (which shall not trigger compatibility standards), development outside of the PUD triggers the compatibility standards of Chapter 25-2, Article 10 (Compatibility Standards) to development within the PUD.
42. Development allowed in the Dock (D) District shall be allowed within the 100-year floodplain without the need for a variance if the requirements of Section 25-7-92(C)(1), (4) and (7) of the City Code are satisfied.
43. Parking is not required for any use in the Dock (D) District.
44. Except as provided herein and only for applications filed within three years of PUD approval, development within the PUD is subject to the Environmental, Drainage and Transportation Criteria Manuals in effect on April 23, 2018
45. Utility services and facilities incidental to the development are allowed in and through all districts including the P-OS Preserve Open Space district.
46. Additional electrical easements within the districts and along Bridge Point Parkway shall be determined at subdivision approval.

DISTRICT PERMITTED LAND USES					
PRESERVE OPEN SPACE P-OS	PARK P	MIXED RESIDENTIAL MR	COMMERCIAL C	OFFICE MIXED USE O-MU	DOCK D
<b>CIVIC USES</b>	<b>CIVIC USES</b>	<b>CIVIC USES</b>	<b>CIVIC USES</b>	<b>CIVIC USES</b>	<b>CIVIC USES</b>
Pedestrian Hiking Trails	Community Recreation (Public)	Community Recreation (Private)	Community Recreation (Private)	Community Recreation (Private)	Community Recreation (Private)
	Park and Recreation Services (General)	Club or Lodge			Club or Lodge
	Park and Recreation Services (Special)	Maintenance and Service Facilities			Cluster Dock
		<b>RESIDENTIAL USES</b>		<b>RESIDENTIAL USES</b>	
		Bed & Breakfast (Group 1)		Condominium Residential	
		Bed & Breakfast (Group 2)		Multifamily Residential	
		Condominium Residential		Single-Family Attached Residential	
		Conservation Single Family Residential		Small Lot Single-Family Residential	
		Duplex Residential		Townhouse Residential	
		Single-Family Attached Residential		Retirement Housing (Large Site)	
		Single-Family Residential			
		Small Lot Single-Family Residential			
		Townhouse Residential			
		Two-Family Residential			
		Short -Term Rental <sup>13</sup>			
	<b>COMMERCIAL USES</b>	<b>COMMERCIAL USES</b>	<b>COMMERCIAL USES</b>	<b>COMMERCIAL USES</b>	
	Mobile Food Establishment	Mobile Food Establishment	Administrative and Business Offices	Administrative and Business Offices	
			Art Gallery	Art Gallery	
			Art Workshop	Art Workshop	
			Commercial Off-Street Parking	Commercial Off-Street Parking	
			Communications Services	Communications Services	
			Consumer Convenience Services	Consumer Convenience Services	
			Financial Services	Financial Services	
			Food Sales	Food Sales	
			General Retail Sales (Convenience)	General Retail Sales (Convenience)	
			General Retail Sales (General)	General Retail Sales (General)	
			Hotel (maximum 80 rooms)	Hotel (maximum 80 rooms)	
			Indoor Entertainment	Indoor Entertainment	
			Indoor Sports and Recreation	Indoor Sports and Recreation	
			Medical Office (<20,000 SF per building)	Medical Office (<20,000 SF per building)	
			Mobile Food Establishment	Mobile Food Establishment	
			Off-Site Accessory Parking	Off-Site Accessory Parking	
			Personal Improvement Services	Personal Improvement Services	
			Personal Services	Personal Services	
			Professional Office	Professional Office	
			Restaurant (General)	Restaurant (General)	
			Restaurant (Limited)	Restaurant (Limited)	
			Software Development	Software Development	
			<b>AGRICULTURAL USES</b>	<b>AGRICULTURAL USES</b>	<b>AGRICULTURAL USES</b>
			Community Garden	Community Garden	

The diagram illustrates how to measure the height of a stepped building. A dashed line labeled "NATURAL GRADE" slopes downward from left to right. The building has four levels, labeled LEVEL 1 at the bottom to LEVEL 4 at the top. Each level is represented by a gray rectangle. A vertical arrow between LEVEL 3 and LEVEL 4 is labeled "14 PLATE". Another vertical arrow between LEVEL 2 and LEVEL 3 is labeled "29". A horizontal double-headed arrow between the vertical faces of LEVEL 3 and LEVEL 4 is labeled "HORIZONTAL OFFSET". A point on the ground level is labeled "POINT OF HEIGHT MEASUREMENT". Lines radiate from this point to the corners of each building level. A dashed line extends horizontally from the base of LEVEL 1.



CUT AND FILL TABLE			
Cut Variance Table			
Cut Range (FT)	Area (acres)	Area (% of Disturbed)	Area (% of Site)
-40 -24	0**	0.0%	0.00%
-24 -20	0.27	0.8%	0.19%
-20 -12	1.65	4.7%	1.14%
-12 -4	5.31	15.1%	3.67%
Fill Variance Table			
Fill Range (FT)	Area (acres)	Area (% of Disturbed)	Area (% of Site)
40 24	0**	0.0%	0.00%
24 20	0.27	0.8%	0.19%
20 12	2.01	5.7%	1.39%
12 4	6.80	19.3%	4.70%
Non-Variance Category			
Category +/- 4'	Area (acres)	Area (% of Disturbed)	Area (% of Site)
Building Coverage	11.67	33.2%	8.06%
Totals	35.16	100.0%	24.3%

\*\* Cut and of up to 28 feet shall be allowed for drives that serve as fire lanes and for adjacent improvements (e.g. sidewalks, landscaping, utilities).

DISTRICT SITE DEVELOPMENT REGULATIONS						
	PRESERVE OPEN SPACE P-OS	PARK P	MIXED RESIDENTIAL MR	COMMERCIAL C	OFFICE MIXED USE O-MU	DOCK D
BASE ZONING DISTRICT	LA	LA	SF-6	GR	GO-MU	LA
MINIMUM LOT SIZE (square feet)	43,560	43,560	5,750	5,750	5,750	5,750
MINIMUM LOT WIDTH	100'	100'	50'	50'	50'	50'
MINIUM CORNER LOT WIDTH	100'	100'	60'	60'	60'	60'
MAXIMUM DWELLING UNITS PER LOT	0	0	**	N/A	**	0
MAXIMUM HEIGHT	0	35'	60**	60**	60**	30'
MINIMUM SETBACKS						
FRONT YARD	40'	25'	10'	10'	10'	10'
STREET SIDE YARD	25'	25'	10'	10'	10'	10'
INTERIOR SIDE YARD	10'	10'	5'	N/A	N/A	N/A
REAR YARD	20'	20'	10'	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE	N/A	10%	75%	75%	75%	20%
MAXIMUM FLOOR TO AREA RATIO			1:01	1:01	3:01	0.5:1

**Note: Utility services and facilities are allowed within all districts**

\* Additional height restriction may apply per Exhibit 4 - Compatibility, Height, and Setbacks.

\*\* The overall residential density of the project shall be regulated by PUD note 8 on Exhibit 3

General Note: Any residential building exceeding 3 stories may require a commercial building permit

\*\*\* Unless suitable easements are otherwise provided with subdivision or site plan, a 15-ft electrical easement is required on both sides of Bridge Point Parkway.

Additional electrical easements within Districts shall be determined at subdivision

APPENDIX Q-1: NET SITE AREA - Cliff Park			APPENDIX Q-1: NET SITE AREA - Preserve Park			APPENDIX Q-1: NET SITE AREA - Total		
Total Gross Site Area	16.58 Acres		Total Gross Site Area	9.60 Acres		Total Gross Site Area	26.17 Acres	
Site Deductions			Site Deductions			Site Deductions		
Flood Plain	4.24 Acres		Flood Plain	0 Acres		Flood Plain	4.24 Acres	
Deduction Subtotal	4.24 Acres		Deduction Subtotal	0 Acres		Deduction Subtotal	4.24 Acres	
Upland Area (Gross Area Minus Total Deductions)	12.34 Acres		Upland Area (Gross Area Minus Total Deductions)	9.60 Acres		Upland Area (Gross Area Minus Total Deductions)	21.93 Acres	
APPENDIX Q-1: NET SITE AREA - Cliff Park			APPENDIX Q-1: NET SITE AREA - Preserve Park			APPENDIX Q-1: NET SITE AREA - Total		
Total Gross Site Area	16.58 Acres		Total Gross Site Area	9.60 Acres		Total Gross Site Area	26.17 Acres	
Site Deductions			Site Deductions			Site Deductions		
Critical Water Quality Zone (CWQZ)	9.95 Acres		Critical Water Quality Zone CWQZ	0 Acres		Critical Water Quality Zone CWQZ	9.95 Acres	
Water Quality Transition Zone (WQTZ)	3.01 Acres		Water Quality Transition Zone	0 Acres		Water Quality Transition Zone	3.01 Acres	
Critical Environmental Feature Buffer (150' buffer)	3.45 Acres		Critical Environmental Feature Buffer (150' buffer)	3.28 Acres		Critical Environmental Feature Buffer (150' buffer)	6.73 Acres	
Deduction Subtotal	16.41 Acres		Deduction Subtotal	3.28 Acres		Deduction Subtotal	19.6936 Acres	
Upland Area (Gross Area Minus Total Deductions)	0.16 Acres		Upland Area (Gross Area Minus Total Deductions)	6.32 Acres		Upland Area (Gross Area Minus Total Deductions)	6.48 Acres	
100% Credit	0.16 Acres		100% Credit	6.32 Acres		Total credited parkland	6.48 Acres	

# CAMELBACK PLANNED UNIT DEVELOPMENT

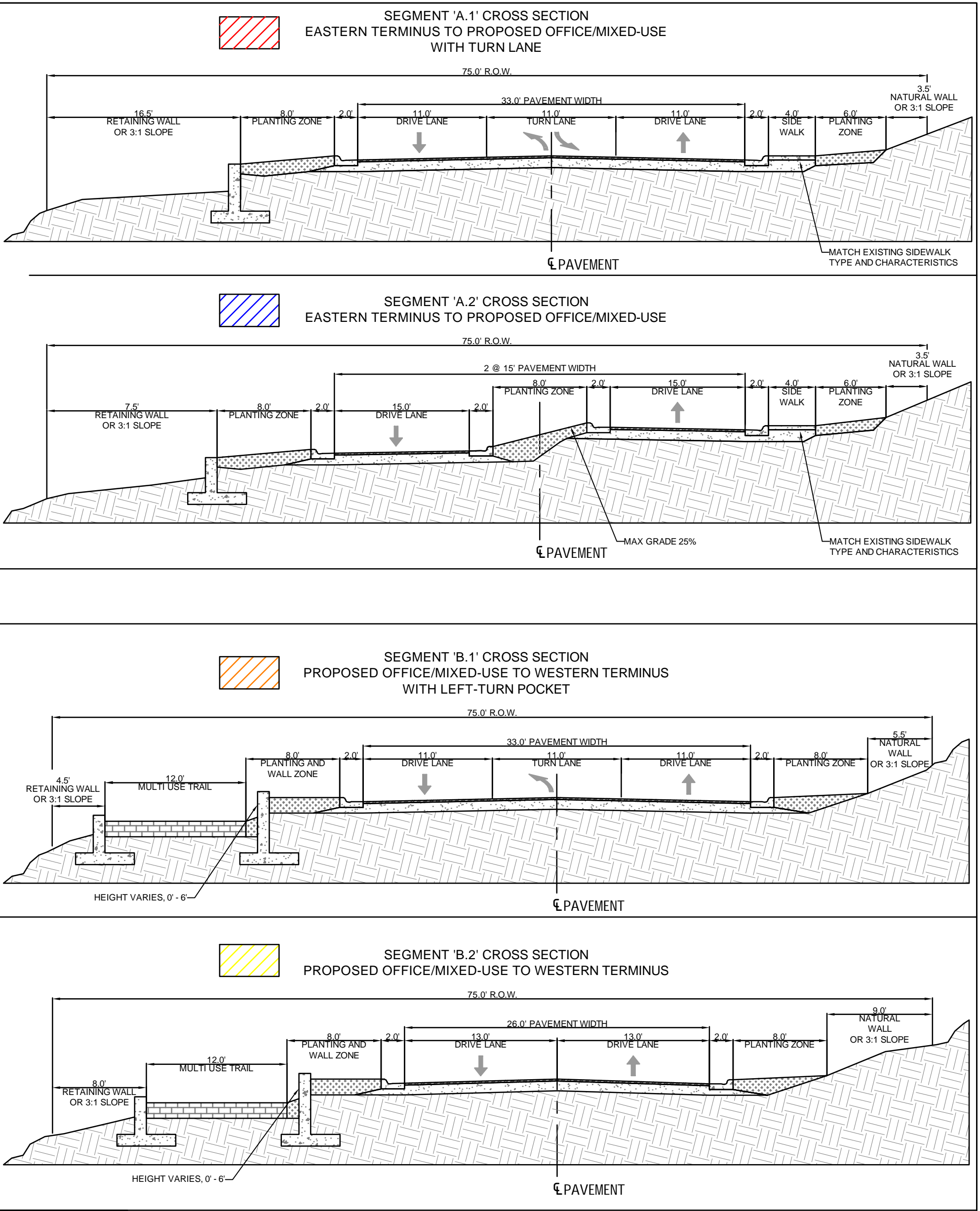
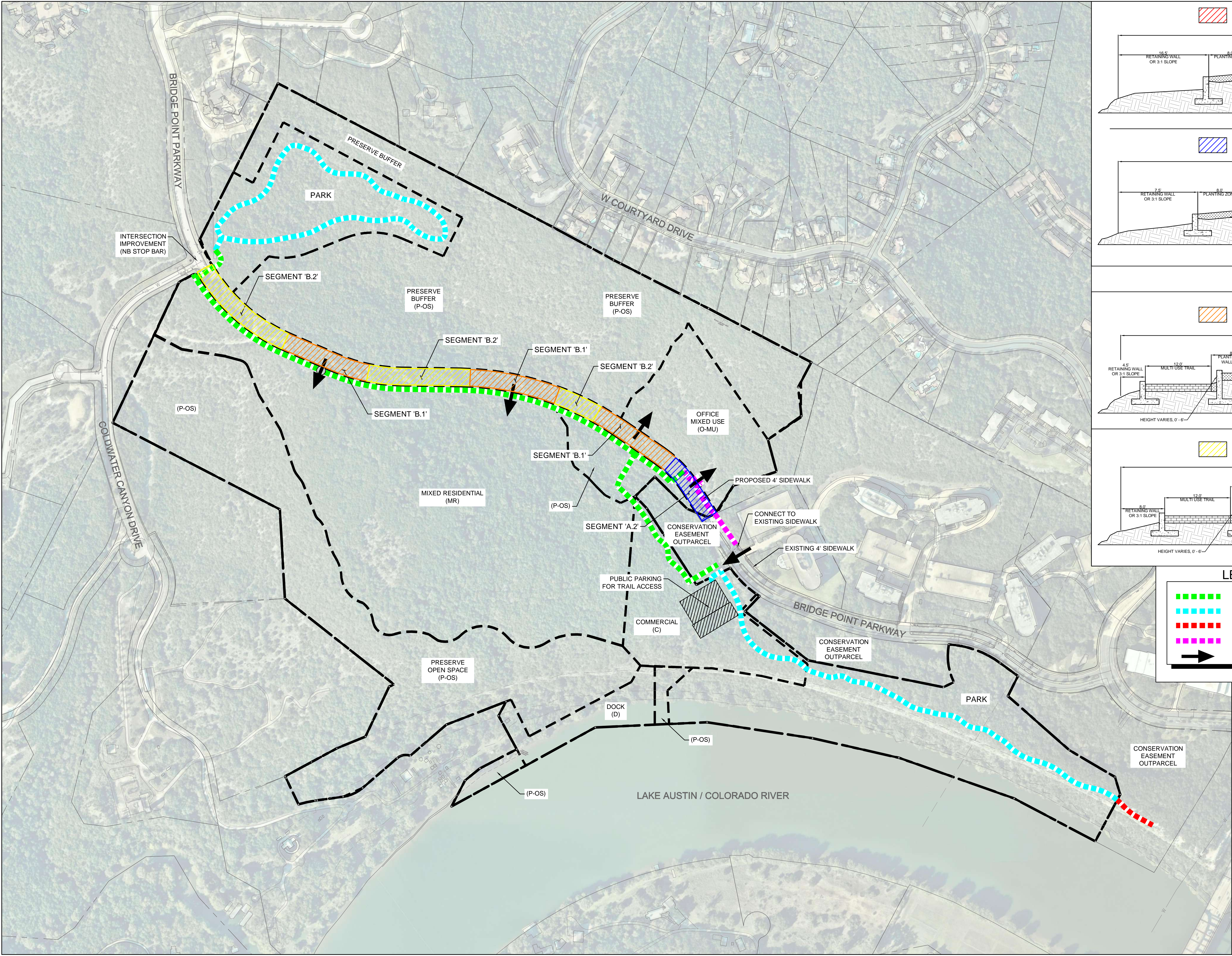
## PUD NOTES AND EXHIBITS

SEPTEMBER 13, 2018

# EXHIBIT E

**CASE #: C814-86-023.01**





**LEGEND**

- 12 FT MULTI USE TRAIL
- PUBLIC TRAIL (LOW IMPACT)
- COMMON PATH (EX. OFFSITE)
- 4 FT CONCRETE SIDEWALK
- VEHICULAR INGRESS/EGRESS

**SUMMARY:**

- ±4.85 AC OF R.O.W. DEDICATION
- ±2,600 LF OF BRIDGE POINT PARKWAY
- ±3,500 LF OF 12 FT MULTI-USE TRAIL
- ±500 LF OF 4 FT WIDE SIDEWALK AND CROSSWALKS
- ±5,000 LF OF PUBLIC TRAIL IMPROVEMENTS

- PUD NOTES:**
- VEHICULAR INGRESS/EGRESS POINTS HEREON ARE PRELIMINARY AND MAY CHANGE IF ADDITIONAL ROW ACCESS IS NEGOTIATED OR ACQUIRED. DRIVEWAY AND PRIVATE STREET INTERSECTIONS WILL BE REVIEWED AT THE TIME OF SITE PLAN. THE TOTAL NUMBER OF DRIVEWAYS IS LIMITED TO THOSE ANALYZED IN THE TIA OR OTHERWISE APPROVED BY AUSTIN TRANSPORTATION DIVISION (ATD) AT THE TIME OF SITE DEVELOPMENT.
  - VEHICULAR ROUNDABOUTS WILL BE DESIGNED AND CONSTRUCTED TO CITY OF AUSTIN STANDARDS AT THE TIME OF SITE PLAN OR SUBDIVISION CONSTRUCTION.
  - PUBLIC PARKING FOR TRAIL ACCESS SHALL BE CONSTRUCTED PRIOR TO ANY ISSUANCE OF RESIDENTIAL CERTIFICATE OF OCCUPANCY.
  - ALL TRAILS SHOWN ON THE LAND USE PLAN ARE REQUIRED TO BE PUBLICLY ACCESSIBLE AND CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
  - ADJACENT TO THE O-MU AND PARK DISTRICTS, PEDESTRIAN CROSSINGS SHALL BE PROVIDED AT AN AVERAGE SPACING OF 300-FT TO PROVIDE ACCESS FROM THE NORTH SIDE OF BRIDGE POINT PARKWAY TO THE 12-FT MULTI-USE TRAIL. THE REVIEW AND CONSTRUCTION OF CROSSINGS SHALL OCCUR WITH THE SITE PLANS FOR SAID DISTRICTS. THE CROSSING LOCATIONS SHALL BE BASED ON TOPOGRAPHY AND VISIBILITY AND IS SUBJECT TO APPROVAL BY ATD.
  - FULL ACCESS DRIVEWAYS SHALL PROVIDE SUFFICIENT LEFT-TURN STORAGE AS WARRANTED AT SITE PLAN. IN ADDITION TO SIGNAGE, RESTRICTED ACCESS DRIVEWAYS SHALL REQUIRE RAISED CHANNELIZING ISLAND OR MEDIAN IMPROVEMENTS TO PREVENT IMPROPER TURNING MOVEMENTS.
  - IN ACCORDANCE WITH THE BRIDGE POINT PARKWAY CROSS-SECTIONS SHOWN HEREON, THE REQUIRED ROW AND 12-FT MULTI USE TRAIL EASEMENT SHALL BE DEDICATED AT THE TIME OF FIRST FINAL PLAT.
  - BRIDGE POINT PARKWAY AND ADJACENT SEGMENTS OF THE 12-FT MULTI USE TRAIL SHALL BE CONSTRUCTED AT THE TIME OF SUBDIVISION CONSTRUCTION PLAN OR FIRST COMMERCIAL SITE PLAN.
  - THE 12-FT MULTI USE TRAIL ALIGNMENT MAY BE MOVED CLOSER TO BRIDGE POINT PARKWAY IF ADDITIONAL ACCESS IS NEGOTIATED OR REQUIRED.
  - REFERENCE EXHIBIT E, PUD NOTES AND EXHIBITS, FOR ADDITIONAL INFORMATION.



HERITAGE TREES WITHIN DEVELOPABLE AREA

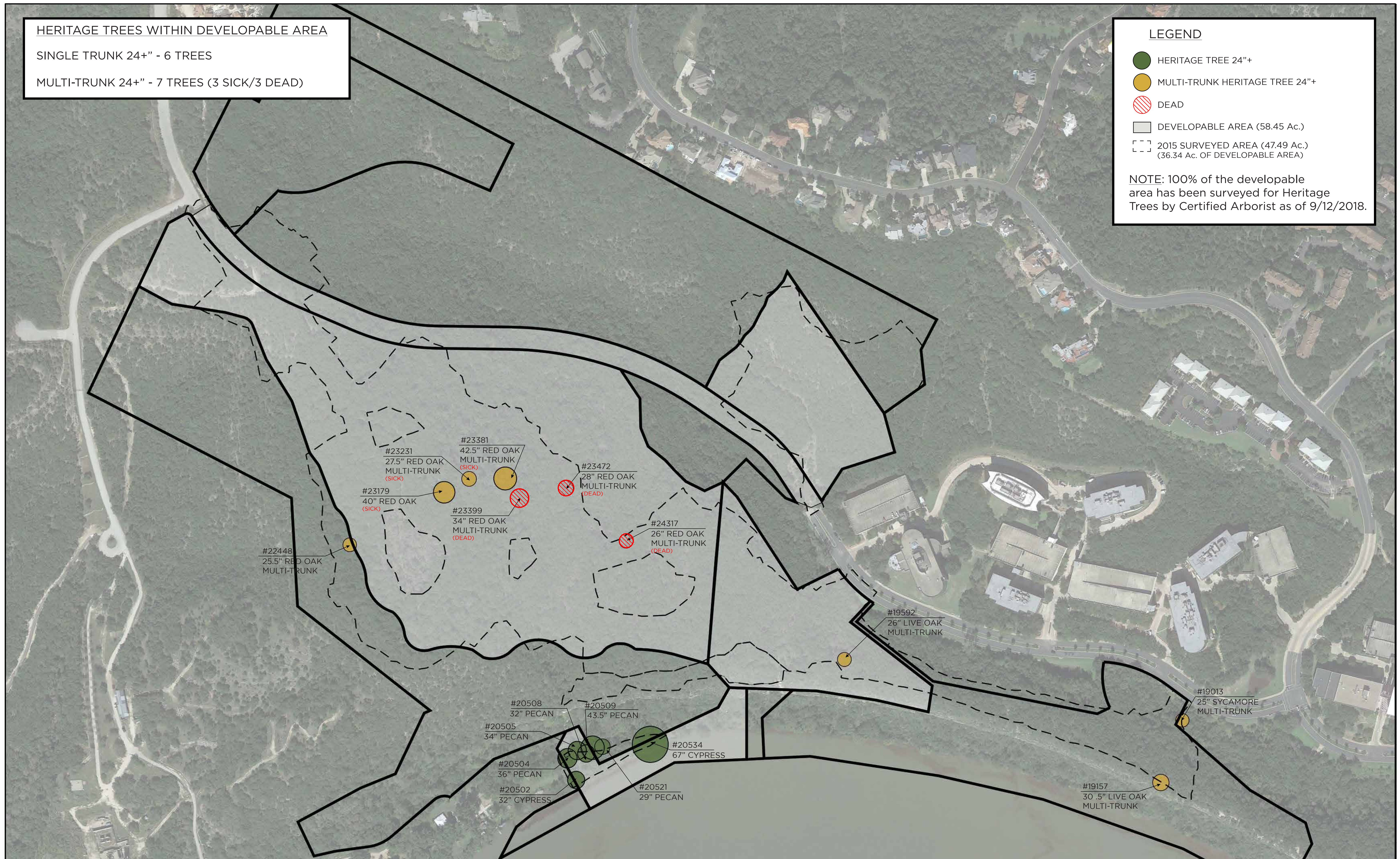
SINGLE TRUNK 24+" - 6 TREES

MULTI-TRUNK 24+" - 7 TREES (3 SICK/3 DEAD)

LEGEND

- HERITAGE TREE 24"+
- MULTI-TRUNK HERITAGE TREE 24"+
- DEAD
- DEVELOPABLE AREA (58.45 Ac.)
- 2015 SURVEYED AREA (47.49 Ac.)  
(36.34 Ac. OF DEVELOPABLE AREA)

NOTE: 100% of the developable area has been surveyed for Heritage Trees by Certified Arborist as of 9/12/2018.



CAMELBACK PLANNED UNIT DEVELOPMENT  
HERITAGE TREE SURVEY

SEPTEMBER 14, 2018



# EXHIBIT I

## CAMELBACK PUD

### PROPOSED CODE DIFFERENCES SUMMARY

1. <i>Definitions, 25-1-21(46)</i>	The Applicant proposes that the definition of gross floor area be modified to exclude parking structures.
2. <i>Definitions, 25-1-21(49)</i>	The Applicant proposes that the definition of building height shall apply, except that the building height of each segment of a stepped or terraced building be individually determined as defined and described on <i>Exhibit C – Land Use Plan</i> . The Applicant also proposes that height limitations are not applicable to any means of access to the cluster dock, shoreline, or any civic uses in the Dock (D) District.
3. <i>Definitions, 25-1-21(105)</i>	The Applicant proposes that the definition of site be modified to allow a site within the development to cross a public street, private street or right-of-way.
4. <i>Impervious Cover Measurement, 25-1-23</i>	The Applicant proposes that the Code be modified to allow impervious cover on a given site within a particular District to exceed the amount provided in the Current Code Site Development Regulations Table as long as the total amount of impervious cover allowed on the Property on an overall basis is not exceeded. The impervious cover calculation will not include any portion of the cluster dock located below the shoreline of Lake Austin. Allowable impervious cover is subject to overall conditions as outlined on <i>Exhibit C – Land Use Plan</i> .
5. <i>Commercial Uses Described, 25-2-4</i>	The Applicant proposes that uses associated with the cluster dock, such as slips, clubhouse, and recreational facilities, do not count toward the overall limitations on square feet for commercial use.



<b>6.</b> <i>Planned Unit Developments – Land Use Plan Expiration and Amendment, Chapter 25-2, Subchapter B, Article 2, Division 5, Section 3.1</i>	The Applicant proposes that an amendment of the proposed district boundaries shown on <i>Exhibit C – Land Use Plan</i> and pursuant to Note 24 of <i>Exhibit C – Land Use Plan</i> shall be administratively approved.
<b>7.</b> <i>Permitted, Conditional, and Prohibited Uses, 25-2-491</i>	The Applicant proposes that the list of permitted, conditional, and prohibited uses applicable to the Property be as shown on <i>Exhibit C – Land Use Plan</i> .
<b>8.</b> <i>Site Development Regulations, 25-2-492</i>	The Applicant proposes that the site development regulations applicable to the Property be as shown on <i>Exhibit C – Land Use Plan</i> .
<b>9.</b> <i>Lake Austin (LA) District Regulations, 25-2-551 (B)(1)(1), (B)(3), (C)(2), (D)(1), (E)(2) and (F)(1)</i>	The Applicant proposes that the Code is modified to amend the shoreline setback, allow additional improvements within the Shoreline Recreation Area as shown on <i>Exhibit C – Land Use Plan</i> and <i>Exhibit D – Environmental Resource Exhibit</i> , remove impervious cover and development limitations on slopes, and remove restrictions on the ability to transfer imperious cover credits.
<b>10.</b> <i>Community Recreation, 25-2-837</i>	The Applicant proposes that the entire Code section does not apply to the Property.
<b>11.</b> <i>Accessory Uses for a Principal Residential Use, 25-2-893(G)(3)(i)</i>	The Applicant proposes modifying the Code to include mechanized access as a permitted appurtenance and means of access.
<b>12.</b> <i>Accessory Uses for a Principal Commercial Use, 25-2-894(B)</i>	The Applicant proposes that the definition of a permitted accessory use for a principal commercial use is amended to allow those uses (i) customarily incidental and subordinate to the principal commercial use or building, (ii) is located on the same lot with such principal use or building, (iii) and occupying no more than 15% of the building in which the accessory use is located.



<p><b>13.</b> <i>Compatibility Standards, Height Limitations and Setbacks for Large Sites, 25-2-1063</i></p>	<p>Due to topography sloping away from single family homes to the north, the Applicant proposes that Subchapter C, Article 10 be modified along the north boundary of the Property as shown on <i>Exhibit E – Compatibility Height and Setbacks</i>. The Applicant also proposes that utility access roads and any means of access to the cluster dock, shoreline, or any civic uses in the Dock (D) District are not subject to the Compatibility Standards.</p>
<p><b>14.</b> <i>Compatibility Standards, Screening Requirements, 25-2-1066(B)</i></p>	<p>The Applicant proposes that the Code is modified to allow for alternative methods to screen the shoreline access and may be supplemented by vegetation and tree canopy.</p>
<p><b>15.</b> <i>Site Development Regulations for Docks, Marinas, and Other Lakefront Uses, 25-2-1176 (A)(1), (A)(4)(a), and (B)(1)</i></p>	<p>The Applicant proposes that the Code be modified to allow a permanent structure to be constructed on the water's edge without a setback from the shoreline in the Dock (D) District and allow for the dock to extend up to 75 feet from the shoreline. The Applicant further proposes that the Code be modified to measure the allowable width for a dock based on the entire Property shoreline as depicted in <i>Exhibit C – Land Use Plan</i>.</p>
<p><b>16.</b> <i>Design Standards and Mixed Use, Chapter 25-2, Subchapter E</i></p>	<p>The Applicant proposes that Subchapter E shall not apply except for Sections 2.5 and 2.6 of Subchapter E.</p>
<p><b>17.</b> <i>Block Length, 25-4-153</i></p>	<p>The Applicant proposes that the Code be modified to allow block length criteria to be satisfied through pedestrian easements and trails, and as further specified on <i>Exhibit C – Land Use Plan</i>.</p>
<p><b>18.</b> <i>Access to Lots, 25-4-171(A)</i></p>	<p>The Applicant proposes that the Code be modified to allow a lot to abut a public street, private street, or private drive within an access easement.</p>
<p><b>19.</b> <i>Site Plan Expiration, 25-5-81 and Preliminary Plan Expiration, 25-4-62</i></p>	<p>The Applicant proposes that the Code be modified to provide that site plans, preliminary plans and other site development related permits expire 10 years after approval.</p>



<p><b>20. <i>Street Cross-Section Design, 25-6-203</i></b></p>	<p>The Applicant proposes that cross-section for the extension of Bridge Point Parkway comply with the illustration provided on <i>Exhibit F – Onsite Multi Modal Transportation</i>.</p>
<p><b>21. <i>Sidewalk Installation in Subdivisions, 25-6-351 and Sidewalk Installation with Site Plans, 25-6-352</i></b></p>	<p>The Applicant proposes that modification to provisions related to sidewalk installation may be administratively approved. Additionally, a minimum of 4-foot wide sidewalk shall be required only on one side of all public right-of-ways (except for Bridge Point Parkway) and internal driveways, and the location of the sidewalks may vary based on topographical and site constraints as addressed on <i>Exhibit C – Land Use Plan</i>.</p>
<p><b>22. <i>Access Standards, 25-6-442</i></b></p>	<p>The Applicant proposes that modifications to regulations related to access and driveway grades due to topographical constraints may be administratively approved.</p>
<p><b>23. <i>Tables of Off-Street Parking and Loading Requirements, 25-6-742 and Chapter 25-6, Appendix A</i></b></p>	<p>The Applicant proposes to amend the Code to eliminate requirements related to parking for any use in the Dock (D) District.</p>
<p><b>24. <i>Encroachment on Floodplain Prohibited, 25-7-92</i></b></p>	<p>The Applicant proposes to amend the Code to allow for development in the Dock (D) District within the 100-year floodplain without a need for a variance as long as the development is in compliance with the requirements of Section 25-7-92(C)(1), (4), and (7).</p>
<p><b>25. <i>Critical Water Quality Zones Established, 25-8-92(A)(1)(a), (D), and (E)</i></b></p>	<p>Because the Property is not currently subject to current environmental regulations, the Applicant proposes that the definition for critical water quality zone boundaries as it pertains to minor waterway, inundated areas of Lake Austin, and the shoreline of Lake Austin does not apply to the Property. The Applicant proposes that water quality controls be provided in accordance with <i>Exhibit C – Land Use Plan</i>.</p>



<p><b>26.</b> <i>Water Quality Transition Zones Established, 25-8-93(B)(1)</i></p>	<p>Because the Property is not currently subject to current environmental regulations, the Applicant proposes that the definition for water quality transition zone width as it pertains to minor waterway does not apply to the Property. The Applicant proposes that water quality controls be provided in accordance with <i>Exhibit C – Land Use Plan</i>.</p>
<p><b>27.</b> <i>Water Quality Control Requirement, 25-8-211</i></p>	<p>Because the Property is not currently subject to current environmental regulations, the Applicant proposes that water quality controls are provided in accordance with <i>Exhibit C – Land Use Plan</i>.</p>
<p><b>28.</b> <i>Water Quality Controls, Requirements in All Watersheds, and Water Supply Rural, Chapter 25-8, Subchapter A, Articles 6, 7, and 11</i></p>	<p>Because the Property is not currently subject to current environmental regulations, the Applicant proposes that the environmental regulations and water quality controls are provided in accordance with <i>Exhibit C – Land Use Plan</i> and <i>Exhibit D – Environmental Resource Exhibit</i>.</p>
<p><b>29.</b> <i>Tree and Natural Area Protection, Applicability, 25-8-601(A)</i></p>	<p>The Applicant proposes modification of the Code to allow the PUD provisions to control over the tree preservation regulations applicable in the zoning jurisdiction.</p>
<p><b>30.</b> <i>Development Application Requirements, 25-8-604(C) and (D)</i></p>	<p>The Applicant proposes that the Code sections do not apply to the Property, and that proposed tree removal shall be consistent with <i>Exhibit C – Land Use Plan</i> and <i>Exhibit D – Environmental Resource Exhibit</i>.</p>
<p><b>31.</b> <i>Heritage Trees, Chapter 25-8, Subchapter B, Article 1, Division 3</i></p>	<p>Because the Property is not currently subject to current environmental regulations, The Applicant proposes that the Code Division does not apply to the Property, except for the restrictions and regulations regarding removal and calculation of mitigation credit as set forth on <i>Exhibit C – Land Use Plan</i> and <i>Exhibit D – Environmental Resource Exhibit</i>.</p>



<p><b>32.</b> <i>Local Amendments to the Fire Code, 25-12-173 and General Provisions for Fire Safety, Fire Protection Criteria Manual, 4.4.0</i></p>	<p>The Applicant proposes amending the International Fire Code, as adopted and incorporated by reference pursuant to 25-12-171, to allow, with the installation of sprinkler systems, development in the Dock (D) District without the requirement to comply with provisions related to fire access roads. Such development in the Dock (D) District is further hereby granted approval of an alternative method of compliance allowed under the International Fire Code without further action or approval being required.</p>
--	---



Camelback PUD Amendment  
Environmental Officer Draft  
- Applicant Update Sept 13,2018 -

	Current Code	Current PUD (LA Watershed Ord.)	Proposed PUD Amendment U2 (8/13/2018)	Proposed PUD Amendment U3 (9/10/2018)	Proposed PUD Amendment U3.5 (9/13/2018)
Acreage	138.19 land 6.467 water	127.66 land 4.63 water	138.19 land 6.467 water	138.19 land 6.467 water	138.19 land 6.467 water
Use	Commercial, MF, MU	Single Family	Commercial, MF, MU	Commercial, MF, MU	Commercial, MF, MU
Water Quality	1/2" plus for 100% of site	None required (<20% impervious cover)	100% water quality capture for site 50% of WQV treated by green controls	100% water quality capture for site 75% of WQV treated by green controls	100% water quality capture for site 75% of WQV treated by green controls
Drainage	Current Code	Current Code	Current Code	Current Code	Current Code
Floodplain Modification	No	No	Yes; 7,500 sq.ft. of structures proposed in floodplain in addition to dock (designed per 25-7-92(C) )	Yes; 5,000 sq.ft. of structures proposed in floodplain in addition to dock (designed per 25-7-92(C) )	Yes; 5,000 sq.ft. of structures proposed in floodplain in addition to dock (designed per 25-7-92(C) )
Impervious Cover	20% Net Site Area  Net Site Area=52.69 acres 20% = 10.54 acres + 2.00 acres (at Champions Tract 3)  Total = 12.54 acres	Lake Austin regulations tied to single-family use per Ordinance  Impervious Cover allowed based on slope and Coldwater transfer + 2.00 acres (at Champions Tract 3) Total (max buildout) = 18.92 acres (including road)	18.86 acres max plus  3 acres for wider road  (reduces Champions Tract 3 by 2.00 acres)  Total = 21.86 acres	18.86 acres max plus  < 3 acres for wider road (revised layout)  (reduces Champions Tract 3 by 2.00 acres)  Total = 21.86 acres	18.86 acres max plus  < 3 acres for wider road (revised layout)  (reduces Champions Tract 3 by 2.00 acres)  Total = 21.86 acres
* Champions Tract 3 *	Multifamily Apartments / Townhomes 5.49 acres of impervious cover	Multifamily Apartments / Townhomes 5.49 acres of impervious cover	Senior Living 3.49 acres of impervious cover	Senior Living 3.49 acres of impervious cover	Senior Living 3.49 acres of impervious cover
Limits of Disturbance	15.81 acres (estimated by I.C. x 1.5)	up to 50.07 acres (based on buildable area per PUD)	35.16 acres	35.16 acres	35.16 acres
Creek Buffers	Yes	No	Some, but not current standards	Some, but not current standards	Some, but not current standards
Creek Crossings	Current Code	10 instances, culvert with fill	6 instances, clear span 10-year elevation	3 instances, clear span 10-year elevation	2 instances, clear span 10-year elevation
Erosion Hazard Zone	Current Code	None	Current Code	Current Code	Current Code
Critical Environmental Feature (CEF)	CEFs protected, minimum 50 ft buffer	None required	Approximately 100% of Code-compliant buffers protect, but disturbance is located within some buffers and some features have no buffer	Approximately 100% of Code-compliant buffers protect, but disturbance is located within some buffers and some features have no buffer	Approximately 100% of Code-compliant buffers protect, but disturbance is located within some buffers and some features have no buffer
Bluff Protection (150-ft buffer)	approx. 3,300 linear feet	approx. 610 linear feet	approximately 2,800 linear feet	approximately 2,950 linear feet	approximately 2,950 linear feet
Park Open Space	40% of uplands downslope must remain in natural state (to receive WQ credit)	Large lot subdivision average density 2 acres per lot but housing is clustered leaving large open areas	Some park and open space areas are not inhabitable and should be labeled preserve.	Some park and open space areas are not inhabitable and should be labeled preserve.	Some park and open space areas are not inhabitable and should be labeled preserve.
	7.9 acres		20.26 acres (parkland)	26.15 acres (parkland)	26.16 acres (parkland)
	6.9 acres	27.92 acres	46.68 acres (preserve open space)	60.22 acres (preserve open space)	60.46 acres (preserve open space)
	Total = 14.8 acres	Total = 27.92 acres (19%)	Total = 66.94 acres (46%)	Total = 86.37 acres (60%)	Total = 86.62 acres (60%)
Cut / Fill	Unlimited under buildings and road ROWs, 4 ft elsewhere	Unlimited under buildings and road ROWs, up to 19 ft granted by 1987 Planning Commission & City Council	28 to 40 ft: up to 0.09-ac Cut / 0.24-ac Fill 20 to 28 ft: up to 0.34-ac Cut / 0.53-ac Fill 12 to 20 ft: up to 1.49-ac Cut / 1.51-ac Fill 4 to 12 ft: up to 5.31-ac Cut / 6.80-ac Fill 0 to 4 ft (nonvariance): 10.74-ac Cut or Fill	- - -  20 to 28 ft: up to 0.34-ac Cut / 0.53-ac Fill 12 to 20 ft: up to 1.58-ac Cut / 1.75-ac Fill 4 to 12 ft: up to 5.31-ac Cut / 6.80-ac Fill 0 to 4 ft (nonvariance): 10.74-ac Cut or Fill	- - -  20 to 24 ft: up to 0.27-ac Cut / 0.27-ac Fill 12 to 20 ft: up to 1.65-ac Cut / 2.01-ac Fill 4 to 12 ft: up to 5.31-ac Cut / 6.80-ac Fill 0 to 4 ft (nonvariance): 7.18-ac Cut or Fill <i>Note -cut and fill up to 28 ft allowed for fire lanes</i>
Construction on Slopes	Roads/driveways </= 15% unless accessing >/=2 ac. Under 15% slope or 5 residential units	Limited by allowed impervious cover on slopes and specific design criteria on slopes over 25% for hardship only	No information since they have not provided building layouts	No information since they have not provided building layouts	No information since they have not provided building layouts
	Slopes >25% = None				
	15-25% = Max 10% of slope area w/ terracing and stabilization				
Tree Protection	Heritage trees and 8" plus	19" plus protected, no Heritage	75% Heritage Trees Protected (caliper inches, not trees. 46.68 acres preserved)	75% Heritage Trees Protected (quantity of trees. 60.94 acres preserved) + District Specific Preservation Ratios (TBD)	75% Heritage Trees Protected (quantity of trees. 60.94 acres preserved) + District Specific Preservation Ratios (TBD)
Erosion Control	Current Code	SWPPP only	Current Code plus 3rd party CPESC inspections	Current Code plus 3rd party CPESC inspections	Current Code plus 3rd party CPESC inspections
Pollution Prevention Measures	Current Code	None (Single Family Development)	Integrated Pest Management	Integrated Pest Management	Integrated Pest Management
Boat Dock	Cluster dock (1 slip per residence), not wider than 20% of the shoreline, not longer than 30' into the lake	1 dock (2 slips) per residence	Cluster dock, limited to 20% total shoreline (transfer from dedicated Parkland), greater than 30 ft proposed to protect wetland	Cluster dock, limited to 20% total shoreline (transfer from dedicated Parkland), greater than 30 ft proposed to protect wetland	Cluster dock, limited to 20% total shoreline (transfer from dedicated Parkland), greater than 30 ft proposed to protect wetland
Maxiumun Number of Docks & Access Points Across Bluff	TBD	12	1	1	1
Dock Access across Steep Slopes	Pedestrian (stairs/steps/sidewalk) access allowed per LA zoning	Pedestrian (stairs/steps/sidewalk) access allowed per LA zoning	Mechanized Access	Mechanized Access	Mechanized Access
Dredging	25 cubic yards per project	25 cubic yards per project (300 CY total)	25 cubic yards maximum in total	25 cubic yards maximum in total	25 cubic yards maximum in total