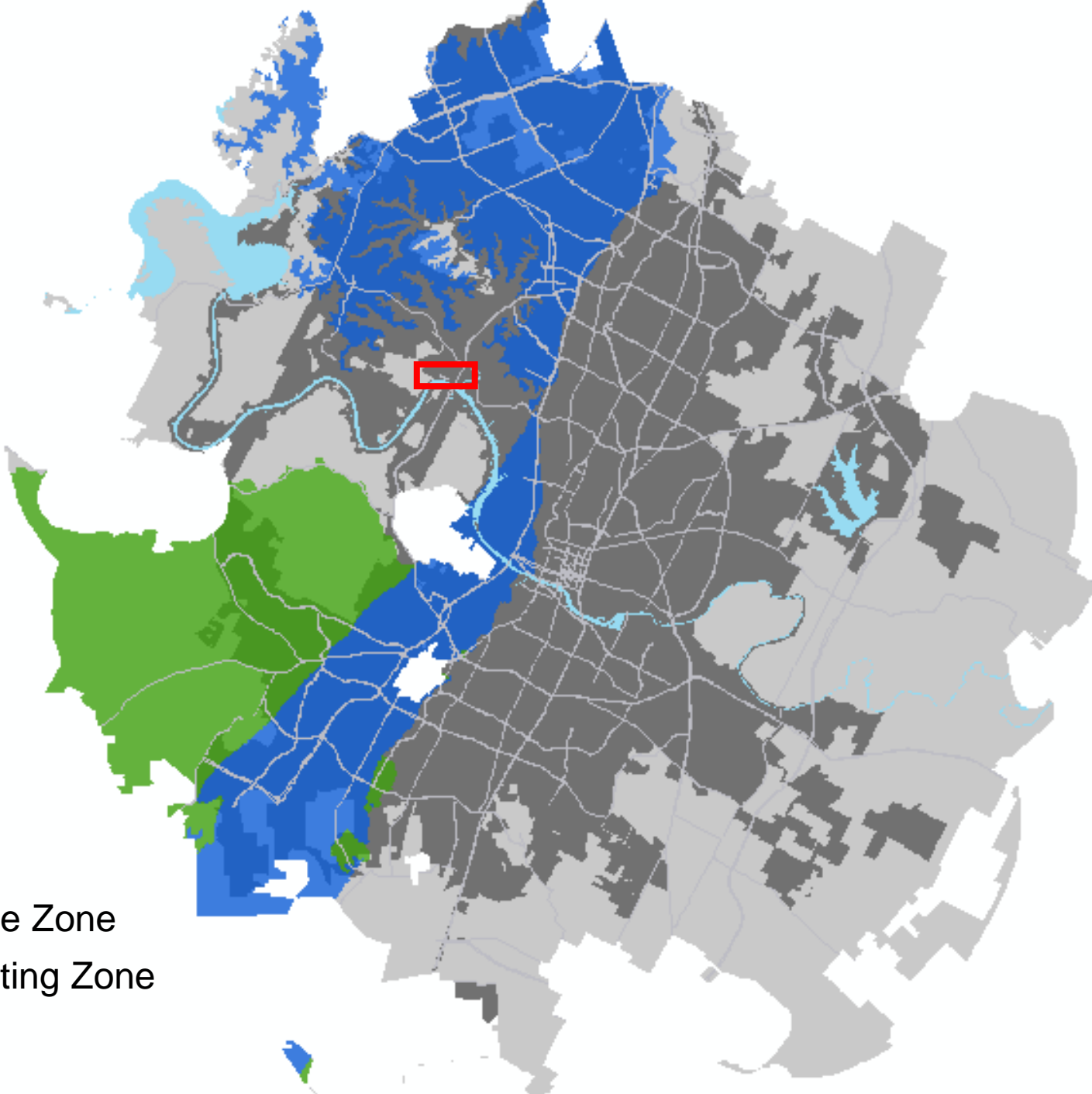


# Camelback PUD

C814-86-023.01

Atha Phillips, Environmental Program Coordinator  
Watershed Protection Department

- 
- This map illustrates the geographical relationship between the Edwards Aquifer and the city of Austin. The Edwards Aquifer Recharge Zone is shown in blue, covering a large area north and west of the city. The Edwards Aquifer Contributing Zone is shown in green, located to the west of the recharge zone. The Austin City Limits are shown in dark gray, and the Austin ETJ (Extraterritorial Jurisdiction) is shown in light gray. A red rectangle indicates the specific site location within the recharge zone. The map also shows major water bodies like Lake Travis and the Colorado River, and a network of roads.
- Site Location
  - Austin ETJ
  - Austin City Limits
  - Edwards Aquifer Recharge Zone
  - Edwards Aquifer Contributing Zone

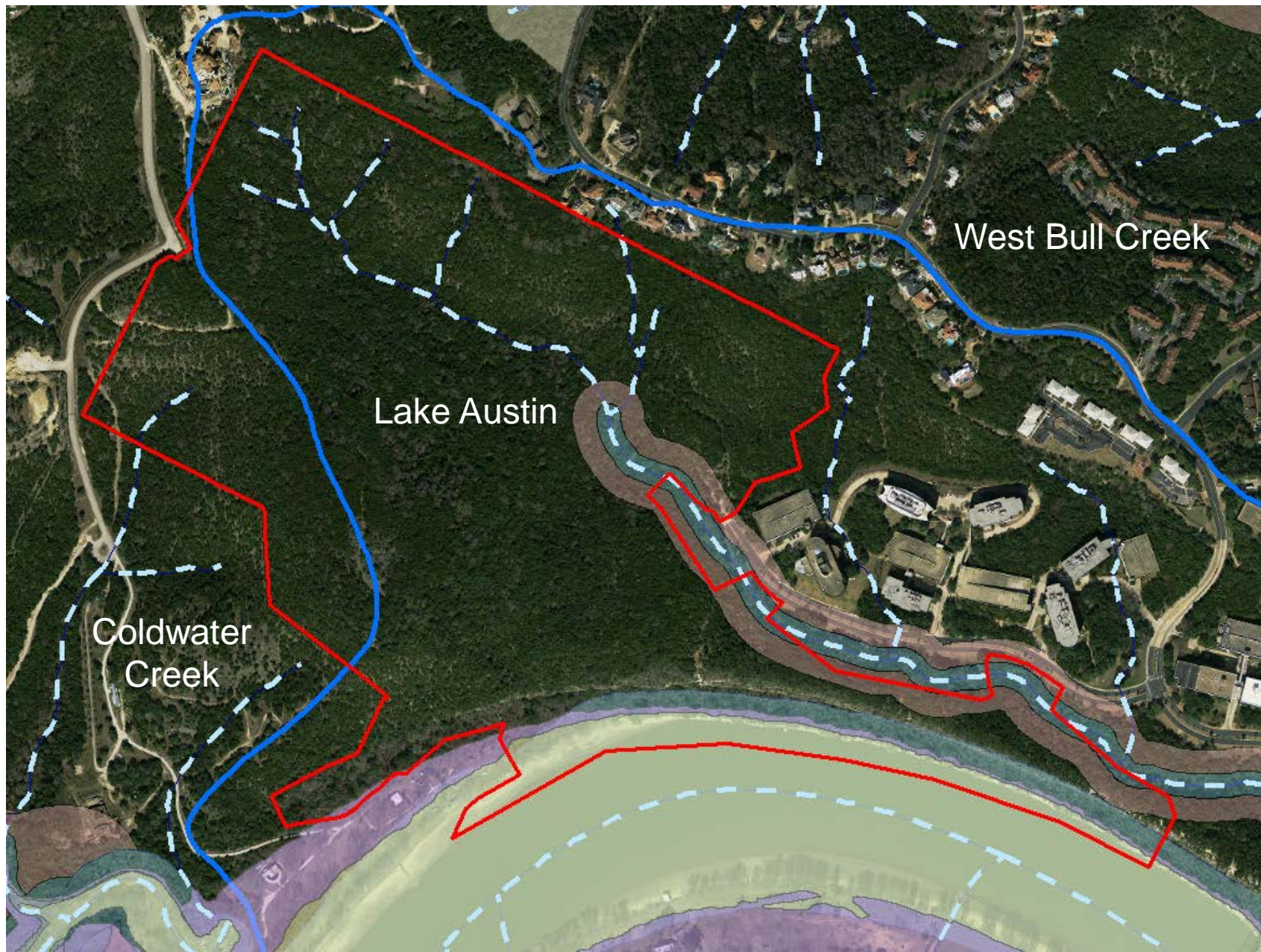






# Background:

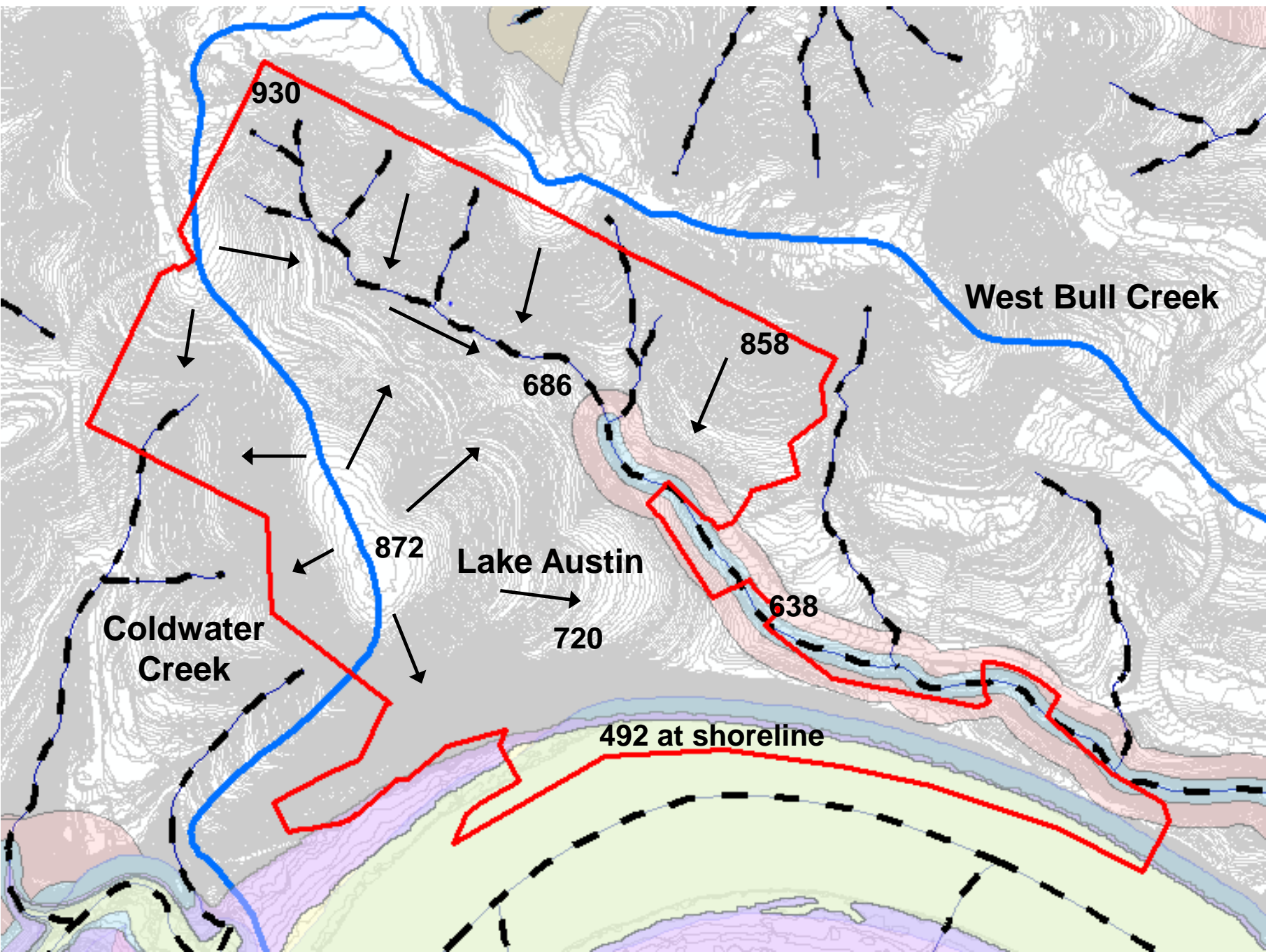
- 138.19 acres of land and 6.467 acres of water
- Lake Austin watershed
- Water Supply Rural
- Drinking Water Protection Zone
- Proposed revision to an existing PUD with 64 single family homes
- Addition of land from Coldwater PUD
- Bridgepoint Parkway extension is within the existing and proposed PUD
- Numerous CEFs exist on site
- Council District 10








-  Site Location
-  Watershed Boundary





- XXX Elevation
-  Site Location
-  Watershed Boundary
-  2' Contours

[illegible]



[illegible]

[illegible]

WATERSHED STATUS- This project is located in the BULL CREEK watershed, is classified as WATER SUPPLY SUBURBAN CLASS 1 and shall be developed, constructed and maintained in conformance with the terms and condition of Chapter 13-2, Article V and Chapter 13-7, Article I of the City Land Development Code.

Maintenance of the water quality controls required above be to the standards and specifications contained in the 13-7, Article 2, the Environmental Criteria Manual and ordinances and regulations of the City.

## LAND USE SUMMARY

Total Number of Lots	=	98	
Overall Density	=	2.11 D.U./Ac.	
Single Family Lots	=	77	
Multifamily Lots	=	10	
Common Area Lots	=	4	
Private Street Lots	=	2	

Total Number of Acres		234.800 Ac.
Net Acres	=	201.4 Ac.
Buildable Acres	=	231.786 Ac.

Single Family Area		170.033 Ac.
Multifamily Area	=	1.60 D.U./Ac.
Common Area	=	105.703 Ac.
Private Street Area	=	2.35 D.U./Ac.
Receptor Area	=	5.8 Ac.

Reserve Area		
Acres in Fee	=	134.571 Ac.

**△ AREA INSIDE P.U.D.**  
(THIS AREA HAS BEEN REVIEWED  
FOR COMPLIANCE WITH THE  
WATERSHED STATUS NOTE ABOVE)

CLICK PLATZ, THURSDAY  
424 E. ANKERSTON, LN  
AUSTIN, TX 78701

COMCO FINANCIAL CORP  
1032 LA PLAZA  
SUITE 380  
AUSTIN, TX  
78752

For detailed Site Plan See  
Sheets 7, 8, 9, 10

Revised May 12, 1988, by  
Lockwood Engineers, Inc.  
33.01 Acres Revised  
4.21 Ac. in S.F. Sec. I  
28.8 Ac. in M.F. Sec. III

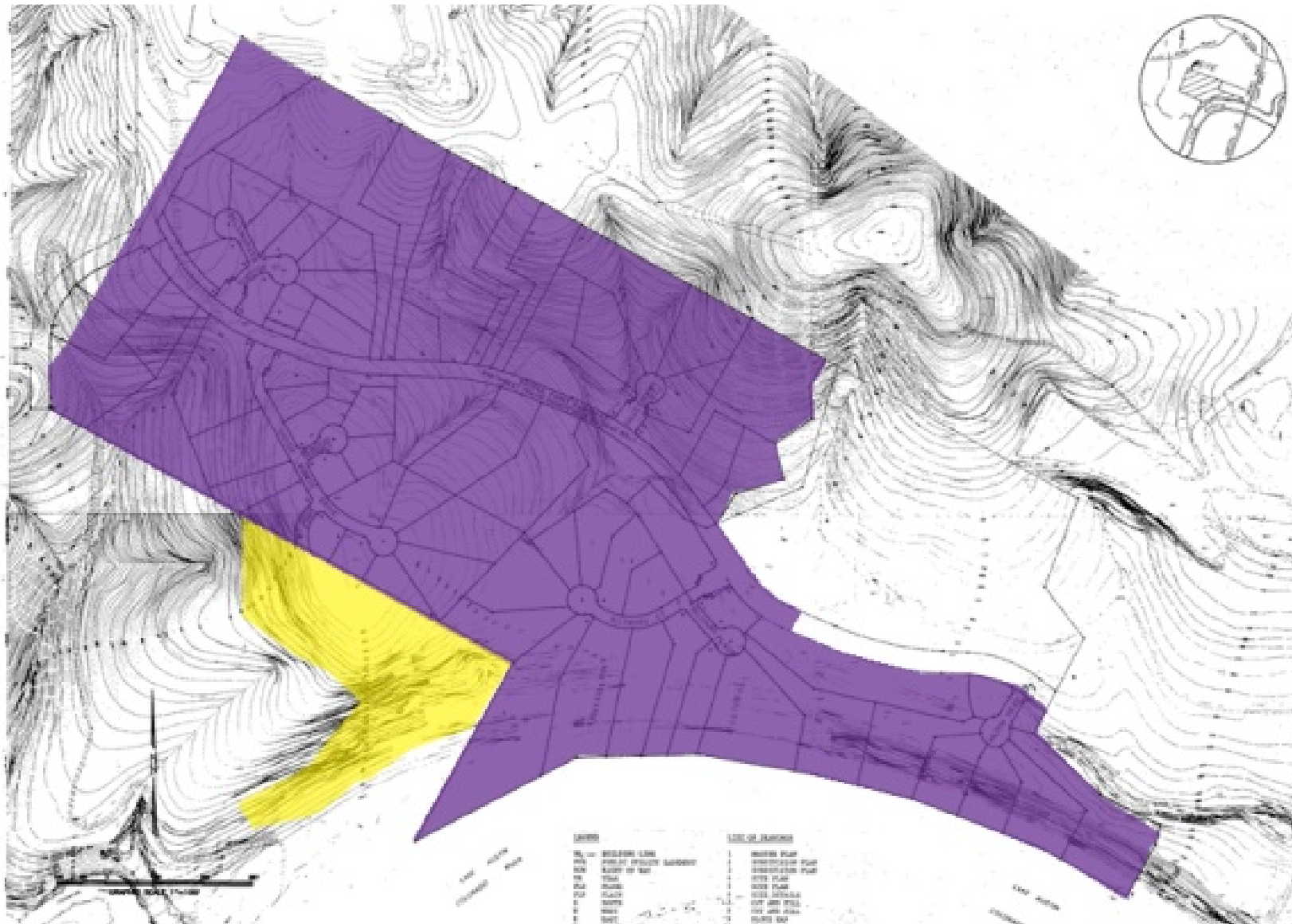
DATE 8-05-75 APP. DATE Note: Lot 15, S.F. Sec. I, will not have access from W. Courtyard Drive.

REVISED: MAY 12, 1988  
BY: LOCKWOOD ENGINEERS, INC.

**L SUBDIVISION, ACREAGE: 234.8086 Ac.**

REVISION 3 - Add Let 2 to C

# Existing PUDs





[illegible]

OVERALL SITE AREA: 144.817 AC.

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

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



# Comparison:

## Land Use

Existing Code	Existing PUD	Proposed PUD
Commercial, Multi-Family, and Mixed Use	Hidden Valley: 64 Single Family Homes Coldwater: 5 Single Family Homes	Commercial, Multi-Family, and Mixed Use

## Parks and Open Space

Existing Code	Existing PUD	Proposed PUD
Park: 7.9 acres Open Space: 6.9 acres Total: 14.8 acres	Hidden Valley: 32.55 acres Coldwater: 6.88 acres Total = 39.432 acres	Park: 26.16 acres Open Space: 60.94 acres Total = 86.62 acres





# Proposed PUD: Parks and Open Space



## District Summary

Overall Site Area 144.817 acres  
138.19 land and 6.467 water


Park	26.16 acres
Open Space	60.46 acres
Total	86.62

Total Land	80.15 acres
Total Water	6.467 acres

# Comparison:

## Water Quality

Existing Code	Existing PUD	Proposed PUD
½" plus for 100% of site	None required (<20% Impervious Cover)	½" plus for 100% of site 75% of captured water quality will be treated by green storm infrastructure



## Drainage and Erosion Controls

Existing Code	Existing PUD	Proposed PUD
Current Code at time of Site Plan	Current Code at time of Site Plan	Current Code at time of Site Plan

# Comparison:

## Critical Water Quality Zone and Crossings

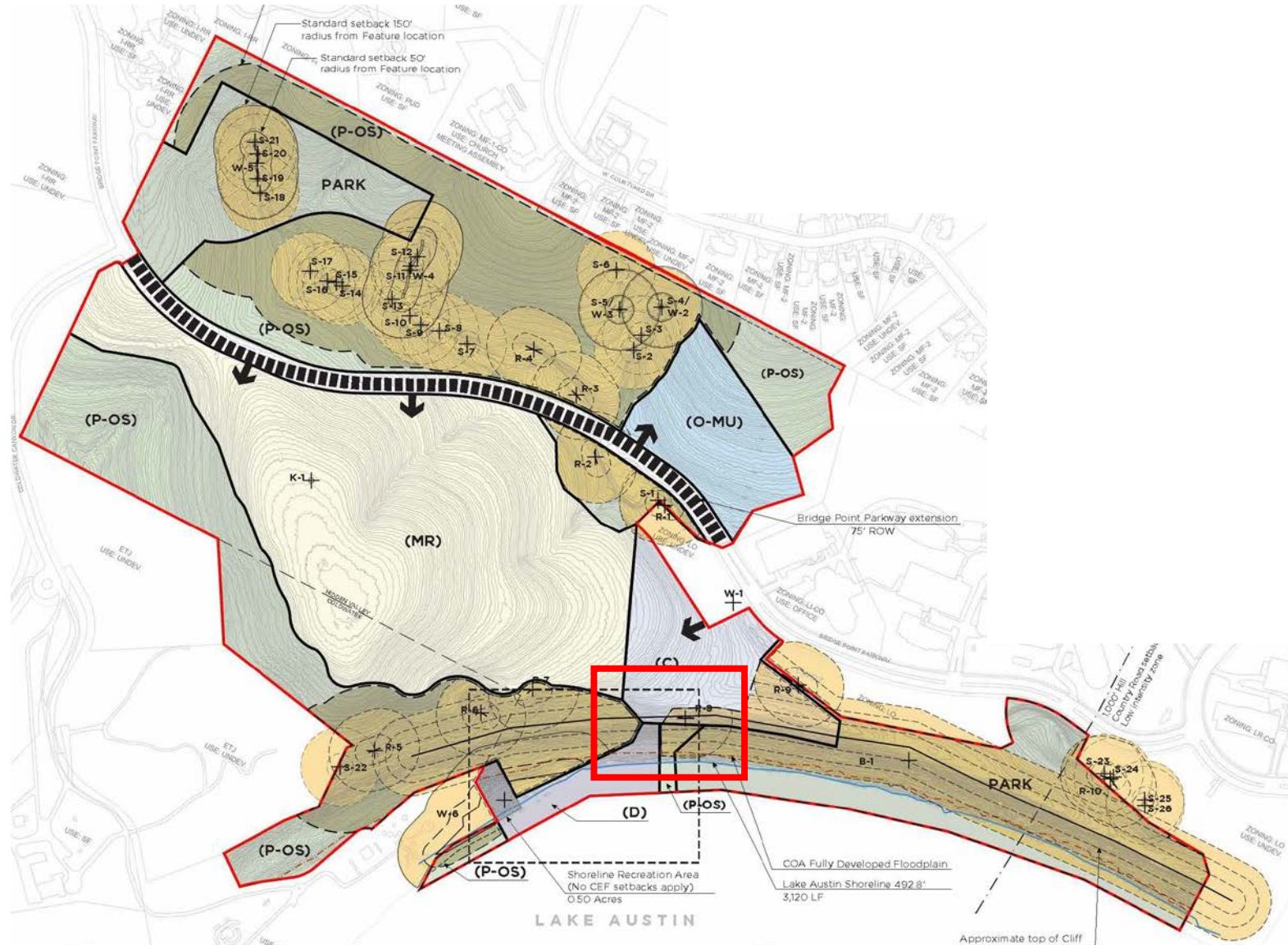
Existing Code	Existing PUD	Proposed PUD	
Current code for CWQZ buffers and 1 variance required for crossing CWQZ buffer	No creek buffers	Proposes 2 crossings 1-Bridgepoint Pkwy 1-(C) Lot access Will span the 10 year high water mark	✓

## Critical Environmental Features

Existing Code	Existing PUD	Proposed PUD	
CEFs protected with 150' buffer	Identification required but no buffers	Disturbance is located within some buffers but overall better protection	✓



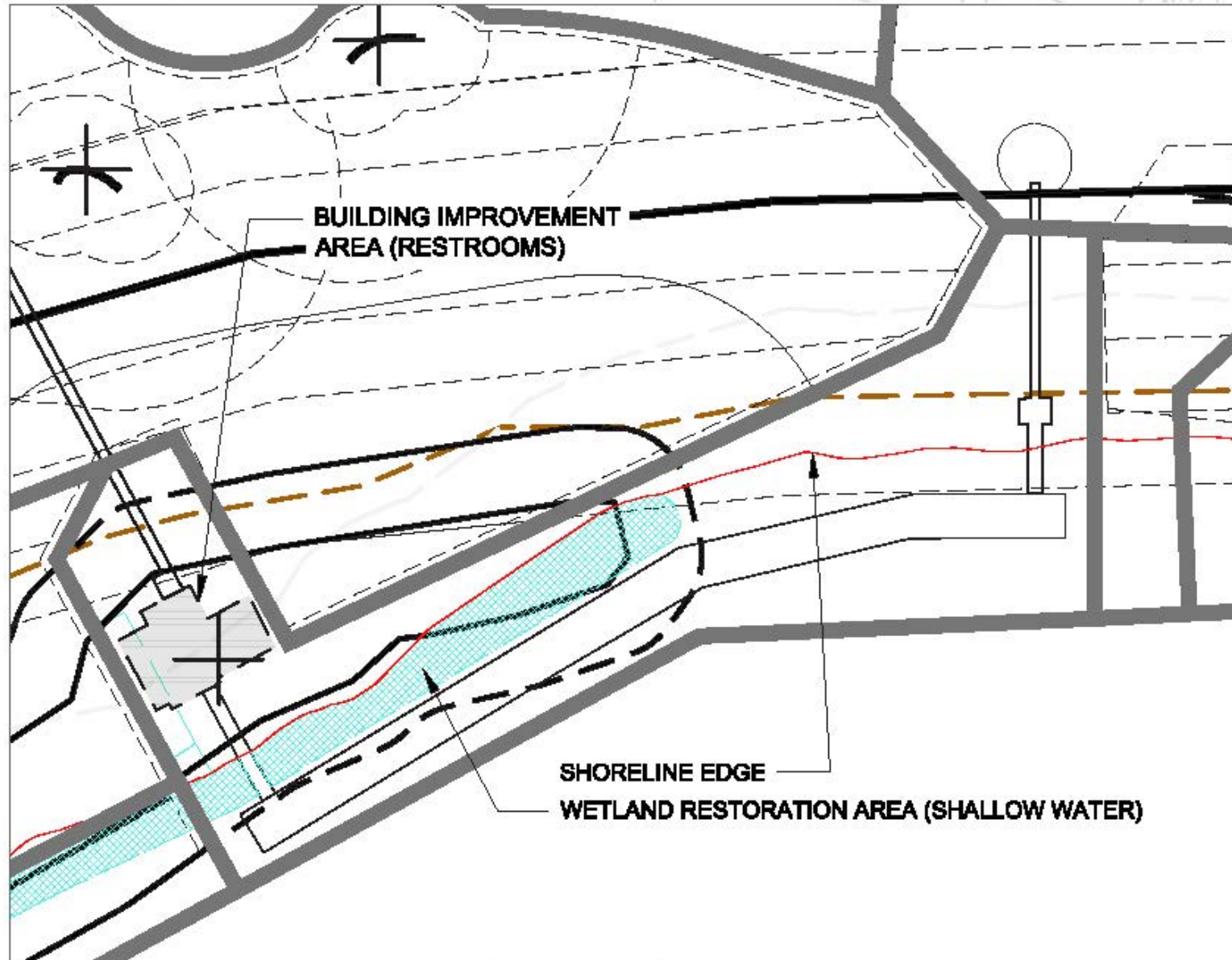
# Proposed PUD: CEF Buffers



## CRITICAL ENVIRONMENTAL FEATURES

Feature Type	Feature ID	Protection
Spring/Seep	S-1	Setback - Impacted by Bridgepoint Parkway
Spring/Seep	S-2	Standard 150' Setback
Spring/Seep	S-3	Standard 150' Setback
Spring/Seep	S-4	Standard 150' Setback
Spring/Seep	S-5	Standard 150' Setback
Spring/Seep	S-6	Standard 150' Setback
Spring/Seep	S-7	Setback - Impacted by Bridgepoint Parkway
Spring/Seep	S-8	Standard 150' Setback
Spring/Seep	S-9	Standard 150' Setback
Spring/Seep	S-10	Standard 150' Setback
Spring/Seep	S-11	Standard 150' Setback
Spring/Seep	S-12	Standard 150' Setback
Spring/Seep	S-13	Standard 150' Setback
Spring/Seep	S-14	Standard 150' Setback
Spring/Seep	S-15	Standard 150' Setback
Spring/Seep	S-16	Standard 150' Setback
Spring/Seep	S-17	Standard 150' Setback
Spring/Seep	S-18	Standard 150' Setback
Spring/Seep	S-19	Standard 150' Setback
Spring/Seep	S-20	Standard 150' Setback
Spring/Seep	S-21	Standard 150' Setback
Spring/Seep	S-22	Standard 150' Setback
Spring/Seep	S-23	Standard 150' Setback
Spring/Seep	S-24	Standard 150' Setback
Spring/Seep	S-25	Standard 150' Setback
Spring/Seep	S-26	Standard 150' Setback
Rimrock	R-1	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-2	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-3	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-4	Setback - Impacted by Bridgepoint Parkway
Rimrock	R-5	Standard 150' Setback
Rimrock	R-6	Modified Setback - Setback limited to Preserve OS district
Rimrock	R-7	Modified Setback - 30' Setback
Rimrock	R-8	Modified Setback - 30' Setback
Rimrock	R-9	Modified Setback - Multi Use Trail / Park Maintenance Vehicle access are permitted within setback.
Rimrock	R-10	Standard 150' Setback
Point Recharge Feature	K-1	Not protected
Wetland	W-1	Feature impacted due to vehicular access from Bridgepoint
Wetland	W-2	Standard 150' Setback
Wetland	W-3	Standard 150' Setback
Wetland	W-4	Standard 150' Setback
Wetland	W-5	Standard 150' Setback
Wetland	W-6	Modified Setback - Shoreline recreation area excluded from setback in Dock District.
Bluff	B-1	Modified Setback - Setback limited to allow for restaurant and elevator

# Proposed PUD: Shoreline and Wetlands





Wetland Restoration-Bull Rush



2009



2018








# Comparison:

## Floodplain

Existing Code	Existing PUD	Proposed PUD
Current code	Current code	<b>Floodplain variance with PUD approval</b>



## Erosion Hazard Zone

Existing Code	Existing PUD	Proposed PUD
Current code	Not required	Current code

# Comparison:

## Impervious Cover


Existing Code	Existing PUD	Proposed PUD	
20% NSA = 10.54 acres + 2 acres Champion	16.92 acres + 1.23 acres + 2 acres Champion	21.86 acres - 2 acres Champion	✓
Total = 12.54 acres	Total = 20.15 acres	Total = 19.86 acres	

## Limits of Disturbance


Existing Code	Existing PUD	Proposed PUD	
18.81 acres	30.02 acres	35.16 acres	✗

# Comparison:

## Cut

Existing Code	Existing PUD	Proposed PUD	
Unlimited under buildings and road right-of-way, 4' elsewhere	Unlimited under buildings, 4' elsewhere Up to 19' granted for Bridgepoint Parkway and limited amounts for driveways to access lots	Up to 28' for fire lanes 20 to 24 ft: up to 0.27 acres 12 to 20 ft: up to 1.65 acres 4 to 12 ft: 5.31 acres	

## Fill

Existing Code	Existing PUD	Proposed PUD	
Unlimited under buildings and road right-of-way, 4' elsewhere	Unlimited under buildings, 4' elsewhere Up to 19' granted for Bridgepoint Parkway and limited amounts for driveways to access lots	Up to 28' for fire lanes 20 to 24 ft: up to 0.27 acres 12 to 20 ft: up to 2.01 acres 4 to 12 ft: 6.80 acres	

Cut and fill acreage can be transferred to lower amounts but not higher.

# Comparison:

## Construction on Slopes

Existing Code	Existing PUD	Proposed PUD																				
<p>Road or driveway not allowed on slopes over 15% unless accessing 2 acres of 15% or less or 5 residential units.</p> <p><u>No Construction:</u> Buildings on slopes 25%+ Parking lot on slopes 15%+</p> <p><u>If Construction 15-25%:</u> No more than 10% on 15%+ Must use terracing Must revegetate Stabilize slope</p>	<p>Construction limited per LA watershed regulations</p> <table><tr><td colspan="2"><u>Single Family</u></td></tr><tr><td>Slope 0-15%</td><td>35% IC</td></tr><tr><td>Slope 15-25%</td><td>10% IC</td></tr><tr><td>Slope 25-35%</td><td>5% IC</td></tr><tr><td>Slope 35% +</td><td>0</td></tr><tr><td colspan="2"><u>Commercial</u></td></tr><tr><td>Slope 0-15%</td><td>65% IC</td></tr><tr><td>Slope 15-25%</td><td>15% IC</td></tr><tr><td>Slope 25-35%</td><td>5% IC</td></tr><tr><td>Slope 35% +</td><td>0</td></tr></table>	<u>Single Family</u>		Slope 0-15%	35% IC	Slope 15-25%	10% IC	Slope 25-35%	5% IC	Slope 35% +	0	<u>Commercial</u>		Slope 0-15%	65% IC	Slope 15-25%	15% IC	Slope 25-35%	5% IC	Slope 35% +	0	<p>Construction on slopes:</p> <p>More than 35% IC on slopes 0-15%</p> <p>More than 10% IC on slopes between 15-25%</p> <p>More than 5% IC on slopes between 25-35%</p> <p>Construction on slopes greater than 35%</p>
<u>Single Family</u>																						
Slope 0-15%	35% IC																					
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Slope 25-35%	5% IC																					
Slope 35% +	0																					



# Comparison:

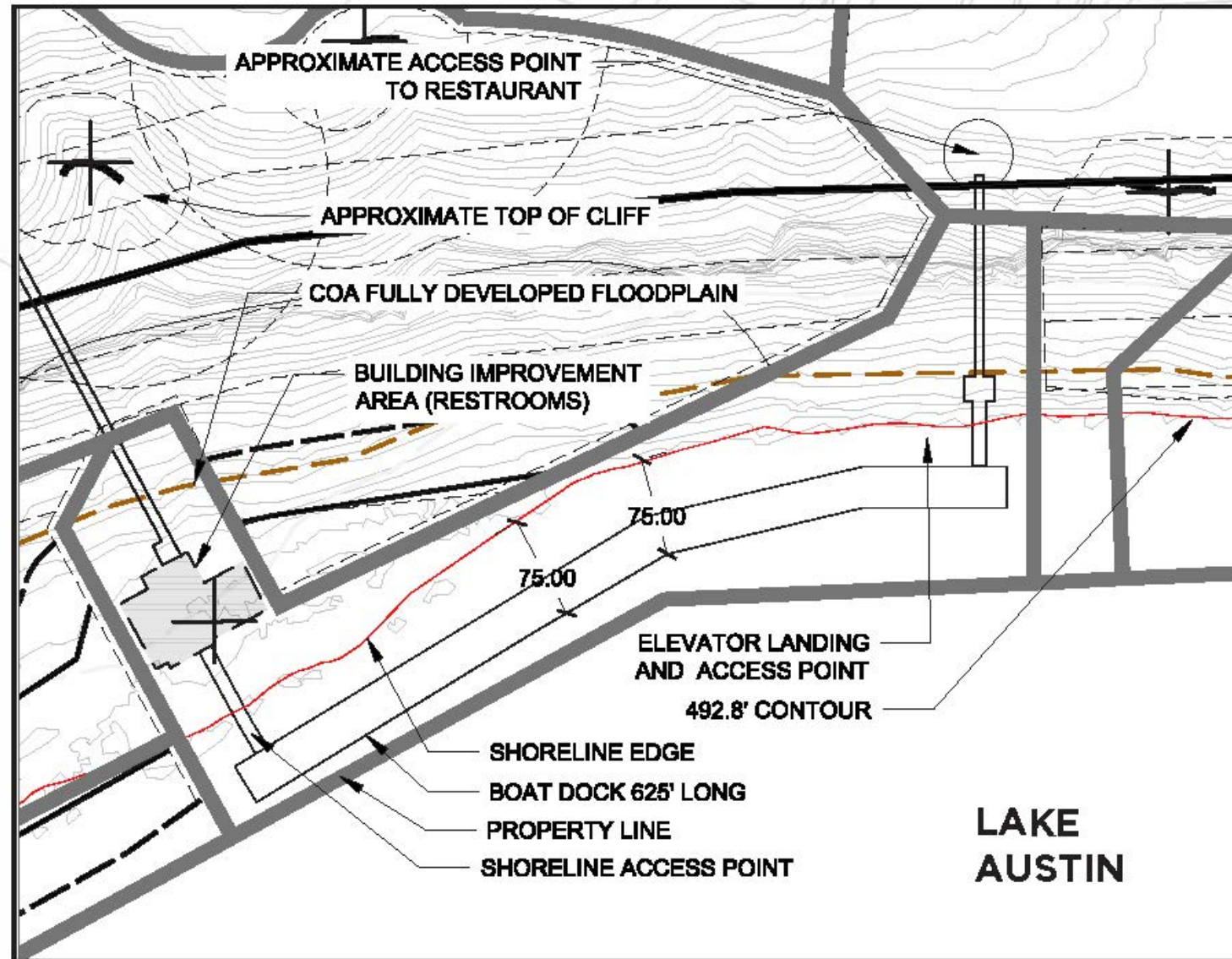
## Boat Docks

Existing Code	Existing PUD	Proposed PUD
Cluster boat dock is limited by residential units 600sf/unit	12-2 slip docks Total = 14,400 sf	625 lf dock Total = 18,750 sf

## Shoreline Access

Existing Code	Existing PUD	Proposed PUD
No Access	No Access	Mechanized access 1. Elevator 2. Tram

# Proposed PUD: Boat Dock and Access





# Proposed PUD: Shoreline





# Proposed PUD: Access





# Proposed PUD: Access



70 Pascal Lane



# Proposed PUD: Access





# Comparison:

## Tree Preservation

Existing Code	Existing PUD	Proposed PUD
Current Code	Protect trees greater than 19"	Current code except administrative removal of heritage trees identified as dead or diseased. Specifically Trees #: 23179, 23231, 23381*, 23399, 23472*, 24317*

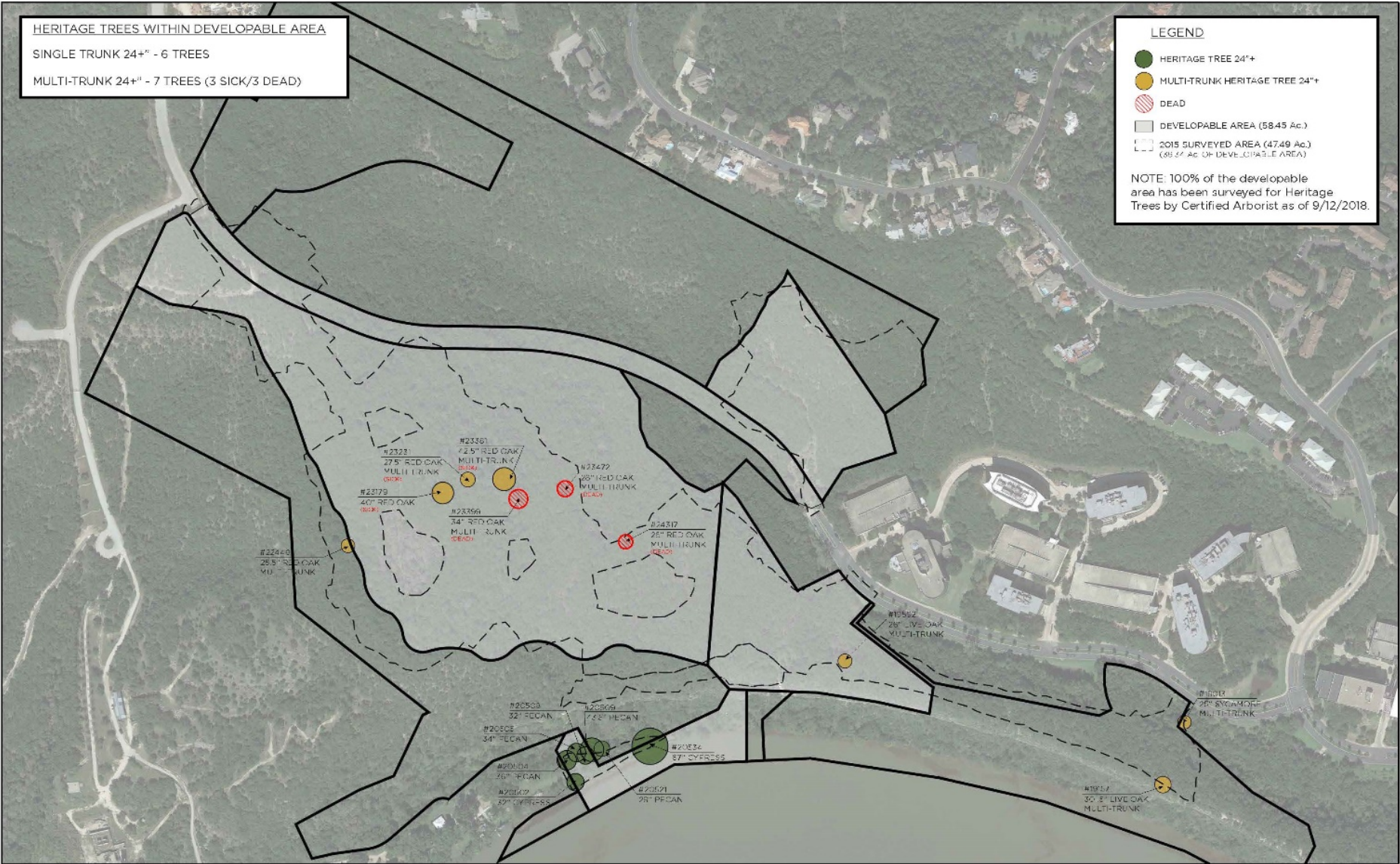
\*Tree health to be verified before PUD goes to Planning Commission

## Tree Mitigation

Existing Code	Existing PUD	Proposed PUD
Current Code	Mitigated per Tree Class	Current code mitigation except Ashe Juniper will be mitigated at 2" for each tree removed. Trees less than 8" preserved within LOC can count towards mitigation



# Proposed PUD: Heritage Trees



CAMELBACK PLANNED UNIT DEVELOPMENT  
HERITAGE TREE SURVEY  
SEPTEMBER 14, 2018



Tree #23179    40" Multi-stem Red Oak (Sick)





Tree #23231 27.5" Multi-stem Red Oak (Sick)





Tree #23399

34" Multi-stem Red Oak (Sick)





# Superiorities

- Parkland and Open Space
- Current code water quality with 75% treated through distributed green stormwater infrastructure
- CWQZ buffer crossings will span the 10 year high water mark
- 150' Critical Environmental Feature buffers for most features but approximately 10% of CEFs have reduced buffers
- Impervious Cover
- Tree mitigation

# Recommendations for Superiority

- Limit construction on slopes
- Limit cut and fill to originally approved variances
- Cut and fill over 4' to be structurally contained to reduce footprint
- No floodplain variance or if approved only with staff conditions
- Eliminate mechanized access from proposed PUD or if approved only elevator option with staff conditions
- Remove grandfathering language from PUD notes
- Set minimum buffers for bluff (B-1)