



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING DATE:	May 4, 2022
NAME & NUMBER OF PROJECT:	Case No. C814-2009-0139.03; Bull Creek PUD Amendment #4
NAME OF APPLICANT OR ORGANIZATION:	David Armbrust, Armbrust & Brown
LOCATION:	5305, 5400, 5404, 5408, 5505, Paradox Cove; 4909, 4915-1/2, 4929 FM 2222 Road
COUNCIL DISTRICT:	District 10
ENVIRONMENTAL REVIEW STAFF:	Leslie Lilly, Environmental Program Coordinator, Watershed Protection Department, Leslie.Lilly@austintexas.gov
WATERSHED:	Bull Creek Watershed, Water Supply Suburban, Drinking Water Protection Zone
REQUEST:	To amend a Planned Unit Development (PUD)
STAFF RECOMMENDATION:	Staff recommended with conditions
STAFF CONDITION:	<ol style="list-style-type: none">1. This applicant completes the restoration plan prior to the conversion of the property to civic use as established by the PUD (and referenced in site plan SP-2021-0249D) such that any further development or redevelopment is subject to current code at the time of site development permit application.2. This project shall comply with 25-8, except for the relevant code modifications included in the PUD amendment.3. This project shall comply with the environmental superiority elements included in the PUD amendment.

Bull Creek PUD

5305, 5400, 5404, 5408, 5505, Paradox
Cove; 4909, 4915-1/2, 4929 FM 2222 Road

C814-2009-0139.03 (PUD Amendment)

Leslie Lilly

Environmental Program Coordinator

Watershed Protection

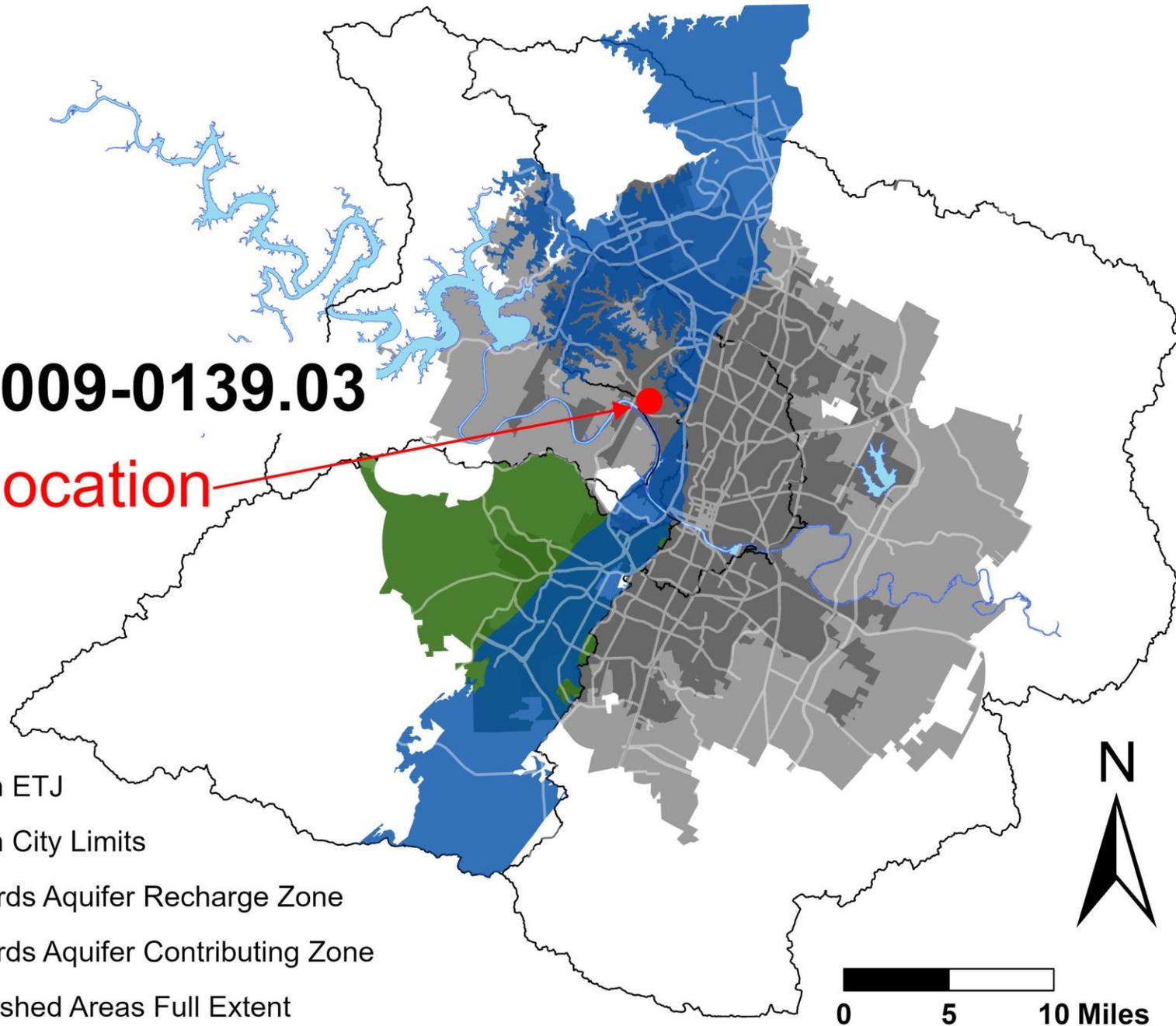
Planned Unit Development Amendment

- A Planned Unit Development (PUD) is a type of site development and regulatory process established by city ordinance for a tract of land.
- The Bull Creek PUD was approved by council in 2009, designating the type of development allowed for this single-family residential property.
- The applicant is requesting a PUD Amendment to revise the Land Use Plan (exhibit C) and Restoration plan (exhibit F) for the property.

C814-2009-0139.03

Site Location

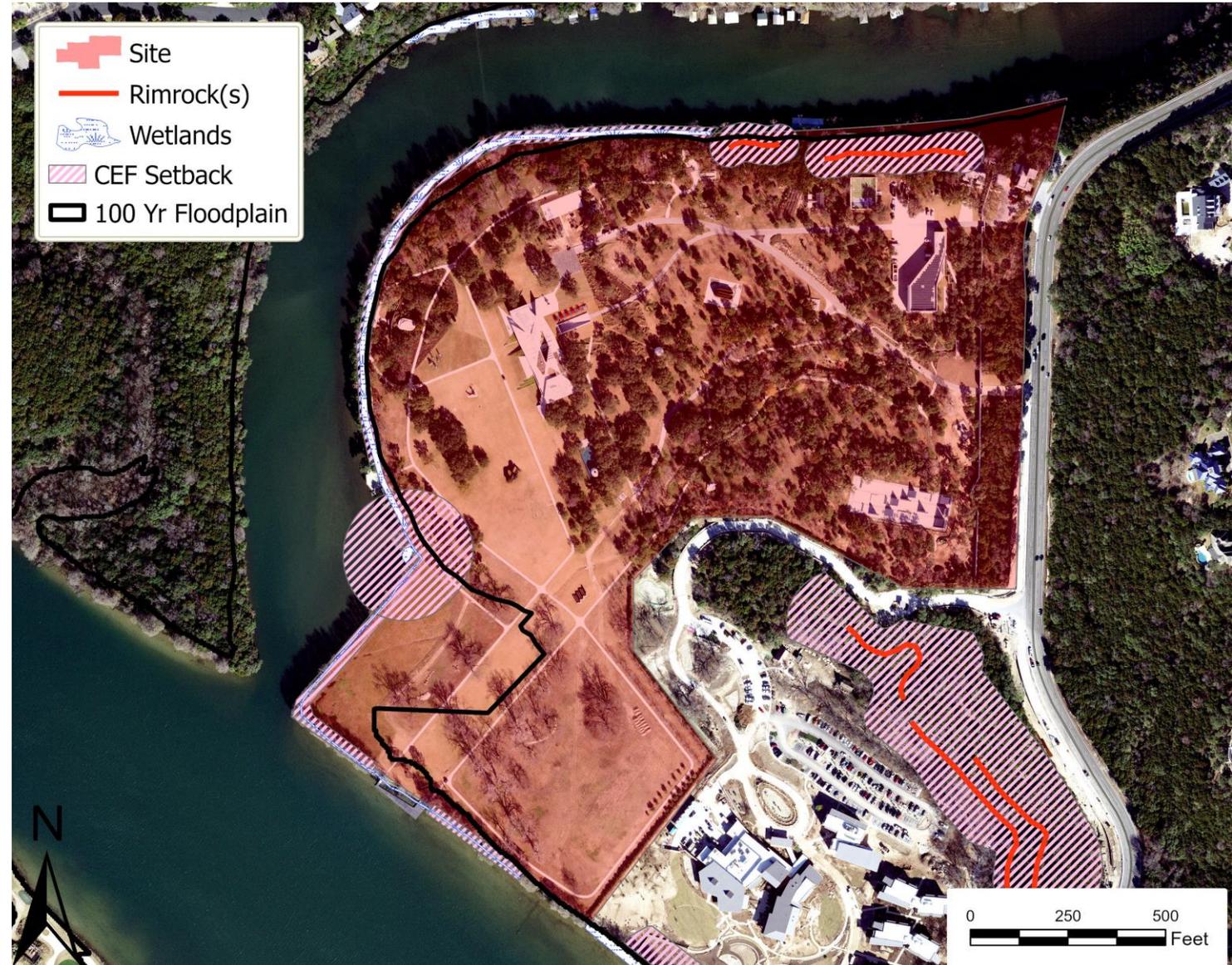
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone
-  Watershed Areas Full Extent

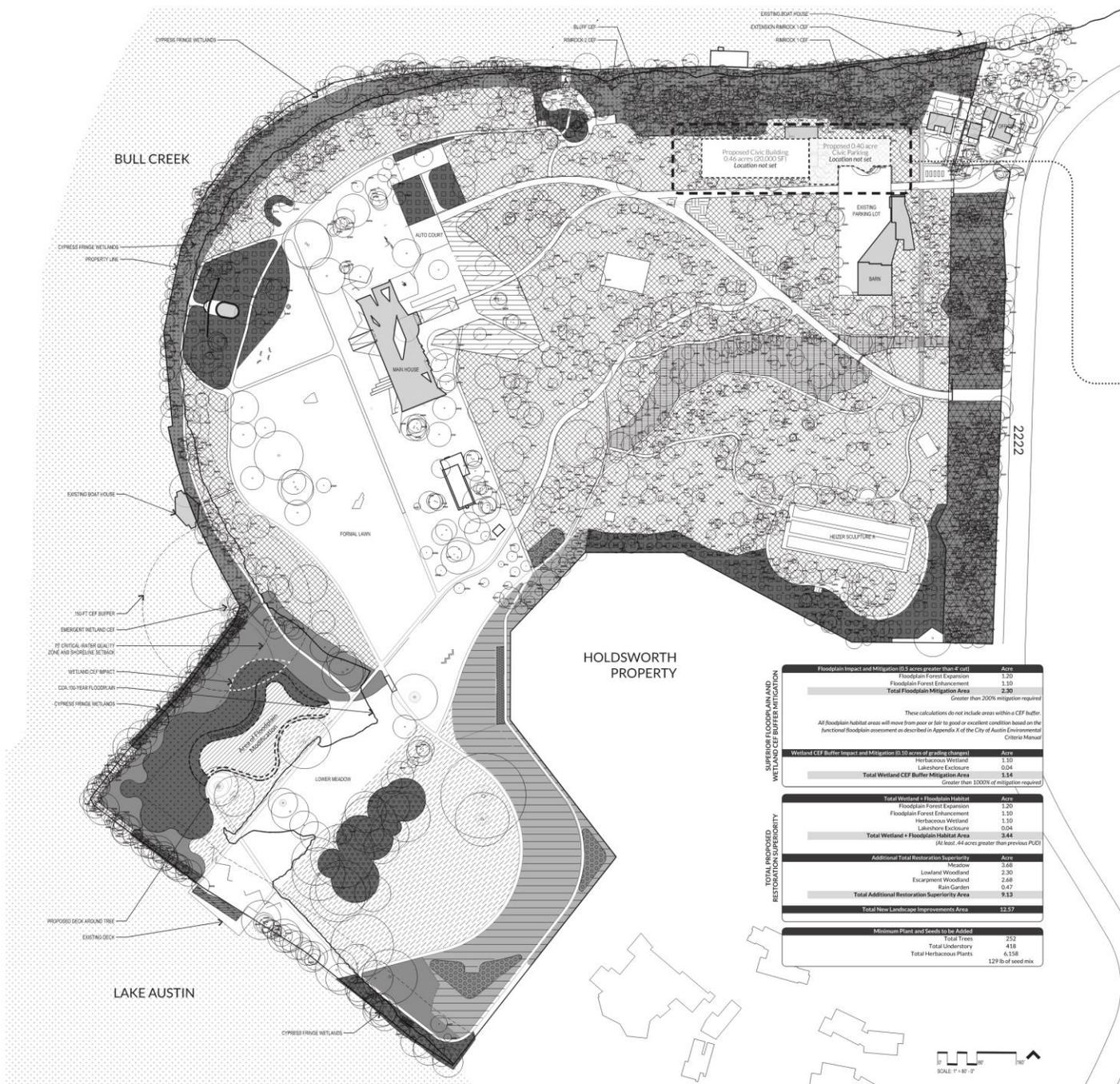


0 5 10 Miles

Environmental Features

- The property has both rimrock CEFs and wetland CEFs
- The SW portion of the property is in the 100-year floodplain
- The SW bank was impounded before 1958
- The shoreline has a fringe of large cypress trees
- The southern section of the property is dominated by bermuda grass lawn with heritage pecan trees





- EXISTING**
- Ash Juniper/Oak Woodland | 2.20 acres**
Existing thicket, native woodland buffer between the site and 2222
 - Arroyo Woodland | 1.16 acres**
Native woodland canopy over native shrubs and ground cover in wet and dry conditions
 - Native Planting | 0.68 acres**
Perennial grasses and shrubs
 - Bioswale | 0.20 acres**
Pocket planted native plants amongst limestone rocks
 - Cliff Habitat | 3.93 acres**
Mature, intact, diverse oak/juniper to riparian woodland. Continue current management practices including invasive species removal.
 - Native Woodland Understory | 16.12 acres**
Buffalo Grass (*Bouteloua doctyloides*) under the canopy of native trees such as Live Oaks, Bur Oaks, and Pecans maintained 4 times a year

Total Acreage After Accounting for Civic Use (0.86 acres) = 15.26 acres

- PROPOSED**
- Lowland Woodland | 2.30 acres**
Canopy Trees: min. 51 trees per acre; min. 10 gallons; at least 3 species
Understory Trees: min. 80 trees per acre; min. 5 gallons; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
 - Escarpment Woodland | 2.68 acres**
Canopy Trees: min. 51 trees per acre; min. 10 gallons; at least 3 species
Understory Trees: min. 80 trees per acre; min. 5 gallons; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
 - Meadow | 3.68 acres**
Herbaceous plant installed via seed mix: 35 lbs/acre
 - Floodplain Forest Expansion | 1.20 acres**
Canopy Trees: min. 51 trees per acre; min. 10 gallons; at least 3 species
Understory Trees: min. 80 trees per acre; min. 5 gallons; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
 - Floodplain Forest Enhancement | 1.10 acres**
Canopy Trees: min. 16 trees per acre; min. 10 gallons; at least 3 species
Understory Trees: min. 46 trees per acre; min. 5 gallons; at least 6 species
Herbaceous Plants: min. 375 plants per acre; min. 4" container; at least 8 species
 - Herbaceous Wetland (0"-24" depth) | 1.10 acres**
Per Acre Planting Rate: min. 2,500 herbaceous plants; at least 5 species
Sizing: min. 4" container
 - Lakeshore Enclosure | 0.04 acres**
Per Acre Planting Rate: min. 2,500 herbaceous plants; at least 5 species
Sizing: min. 4" container
 - Rain Garden | 0.47 acres**
Per Acre Planting Rate: min. 2,500 herbaceous plants; at least 5 species
Sizing: min. 4" container
 - Open Water Habitat (<8" depth) | 0.67 acres**

SUPERIOR FLOODPLAIN AND WETLAND CEF BUFFER MITIGATION	
Floodplain Impact and Mitigation (0.5 acres greater than 4' cut)	Acres
Floodplain Forest Expansion	1.20
Floodplain Forest Enhancement	1.10
Total Floodplain Mitigation Area	2.30
Greater than 200% mitigation required	
These calculations do not include areas within a CEF Buffer.	
All floodplain habitat areas will meet or fall to grade or excellent condition based on the functional floodplain assessment as described in Appendix K of the City of Austin Environmental Criteria Manual	
Wetland CEF Buffer Impact and Mitigation (0.50 acres of grading change)	
Herbaceous Wetland	1.10
Lakeshore Enclosure	0.04
Total Wetland CEF Buffer Mitigation Area	1.14
Greater than 1000% of mitigation required	
Total Wetland + Floodplain Habitat	
Floodplain Forest Expansion	1.20
Floodplain Forest Enhancement	1.10
Herbaceous Wetland	1.10
Lakeshore Enclosure	0.04
Total Wetland + Floodplain Habitat Area	3.44
(At least .44 acres greater than previous PUE)	
Additional Total Restoration Superiority	
Meadow	3.68
Lowland Woodland	2.30
Escarpment Woodland	2.68
Rain Garden	0.47
Total Additional Restoration Superiority Area	9.13
Total New Landscape Improvements Area	12.57
Minimum Plant and Seeds to be Added	
Total Trees	232
Total Understory	418
Total Herbaceous Plants	6,158
12% of seed mix	

NOTES:
 1. Rain gardens, or other green stormwater infrastructure, will be constructed with the civic use and will be located and designed at the time of site development permit.
 2. Upon conversion of the property to a civic use, 100% of the water quality volume required by code will be provided using Green Stormwater Infrastructure as described in Section 1.6.7 of the Environmental Criteria Manual.

Requested Code Modifications

1. Section 25-8-341 modified to allow cut to exceed 4 feet (up to 8 feet) to allow for the construction of habitat pond as shown in Exhibit J of applicant back up
2. Section 25-8-342 modified to allow fill to exceed 4 feet (up to 8 feet) for the construction of berm shown in Exhibit J of applicant back up
3. Section 25-8-261 (C) modified to allow the habitat pond, riparian habitat, wetland planting exclosures, existing and proposed guest house, caretaker residence, pervious and impervious walkways, low water crossings, site electrical, weir systems, and artwork and its supporting foundations within the critical water quality zone. This code section is also modified to allow cut and fill as required for the above improvements in accordance with Exhibit J
4. Section 25-2-551(B)(3) is modified to allow additional improvements within the shoreline setback area including: a habitat pond, artwork and its supporting foundations.
5. Expanding upon the existing code modification reference in Part 5 Section D(11) of the approved PUD Ordinance, Section 25-8-281 and Section 25-2-282 modified to allow the following improvements within the 150-ft setback for the emergent wetland fringe and fringe wetland located within Bull Creek: habitat pond and riparian habitat restoration, artwork and its supporting foundations; pervious and impervious walkways, and the restored existing boat house.

Environmental Superiority

1. New buildings will achieve a two-star or greater rating under the Austin Energy Green Building program
2. Open space within the property will exceed 50%
3. 100% water quality treatment with Green Stormwater Infrastructure for new IC
4. Improving/restoring entire wetland CEF setback (acre)
5. 12.57 acres of restoration with enhanced restoration requirements (density & diversity)
 - Woodland Habitat: 2.3 acres floodplain forest, 4.98 acres of lowland & escarpment forest
 - Prairie Grassland/Meadow: 3.68 acres
 - Wetland and Riparian Habitat: 1.61 acres
6. All trees will be source within 300 miles & considered native to associated ecoregion (Edwards Plateau)
7. 50% of new walkways will be constructed from porous pavement
8. 100% of irrigation water will be non-potable from Lake Austin
9. Turf landscaping around house will be converted to native plantings (1.2 acres)
10. Enhanced COA Dark Sky Ordinance in accordance with note added to Part 5. Section F(5) K.2
11. No disturbance with occur within 50' of shoreline

Recommendation

Staff recommends approval of the PUD Amendment with the following conditions

1. This applicant completes the restoration plan prior to the conversion of the property to civic use as established by the PUD (and referenced in site plan SP-2021-0249D) such that any further development or redevelopment is subject to current code at the time of site development permit application.
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3. This project shall comply with the environmental superiority elements included in the PUD amendment.

Questions?

Contact Information:

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