Late Backup #120

ORDINANCE NO. _____

jac

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE BULL CREEK PLANNED UNIT DEVELOPMENT PROJECT LOCATED AT 4909, 4923, AND 4925 FM 2222 ROAD FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT, SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Lake Austin residence (LA) district, single family residence standard lot (SF-2) district, and townhouse and condominium residence (SF-6) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2009-0139, on file at the Planning and Development Review Department, as follows:

> 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 (the "Property"),

locally known as 4909, 4923, and 4925 RM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through O are the land use plan for the Bull Creek planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit B (the "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls.

Late Backup

PART 3. 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
Exhibit B: Zoning Map
Exhibit C: Land Use Plan
Exhibit D: Notes
Exhibit E: Ecological Preservation/Rehabilitation Plan
Exhibit F: Constructed Habitat for Migratory Waterfowl Plan
Exhibit G: Green Building & Environmental Benefits
Exhibit H: Artwork
Exhibit I: Swim Pier
Exhibit J: Environmental Modification Plan – Cut & Fill
Exhibit K: Environmental Modification Plan – Construction on Slopes
Exhibit L: Slope Analysis
Exhibit M: Driveway Details
Exhibit N: Critical Environmental Features
Exhibit O: Tree Protection

PART 4. 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.

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 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. The maximum impervious cover is 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 a) through e) of this section.

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.

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:

f) 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;

g) 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;

h) 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

i) 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.

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 5. This ordinance takes effect on _____, 2010.

PASSED AND APPROVED

§
§
_____, 2010 §

Lee Leffingwell
Mayor

APPROVED: _____ **ATTEST:** _____

Karen M. Kennard
Acting City Attorney

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 AMINI BY INSTRUMENT RECORDED IN DOCUMENT NO. 2004145327 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ 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 ½ inch iron pin found

S 01°29'54" E for a distance of 119.52 feet to a ½ inch iron pin found

S 03°17'00" W for a distance of 751.90 feet to a ½ 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 ½ inch capped iron pin set

N 60°30'00" W for a distance of 387.50 feet to a ½ inch capped iron pin set

N 88°30'00" W for a distance of 200.00 feet to a ½ inch capped iron pin set

S 44°30'00" W for a distance of 222.50 feet to a ½ inch capped iron pin set

S 01°30'00" W for a distance of 180.00 feet to a ½ inch capped iron pin set

S 36°20'00" E for a distance of 353.21 feet to a ½ 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°13'30" 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 Bull 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

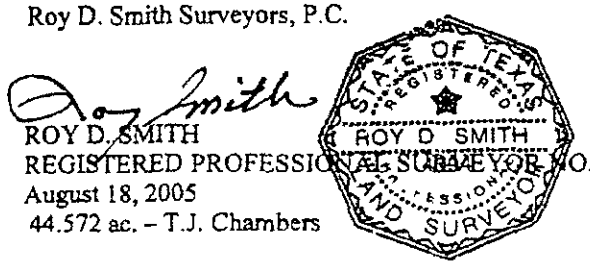
N 89°10'10" E for a distance of 76.00 feet to an iron bolt found

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
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
August 18, 2005
44.572 ac. – T.J. Chambers

TRACT 2

Part A: Lot 1, BULL CREEK ROAD SUBDIVISON, 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;

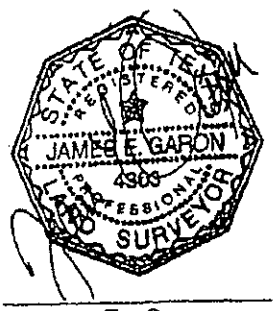
THENCE along Lake Austin and Bull Creek the following eleven (11) calls:

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;

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
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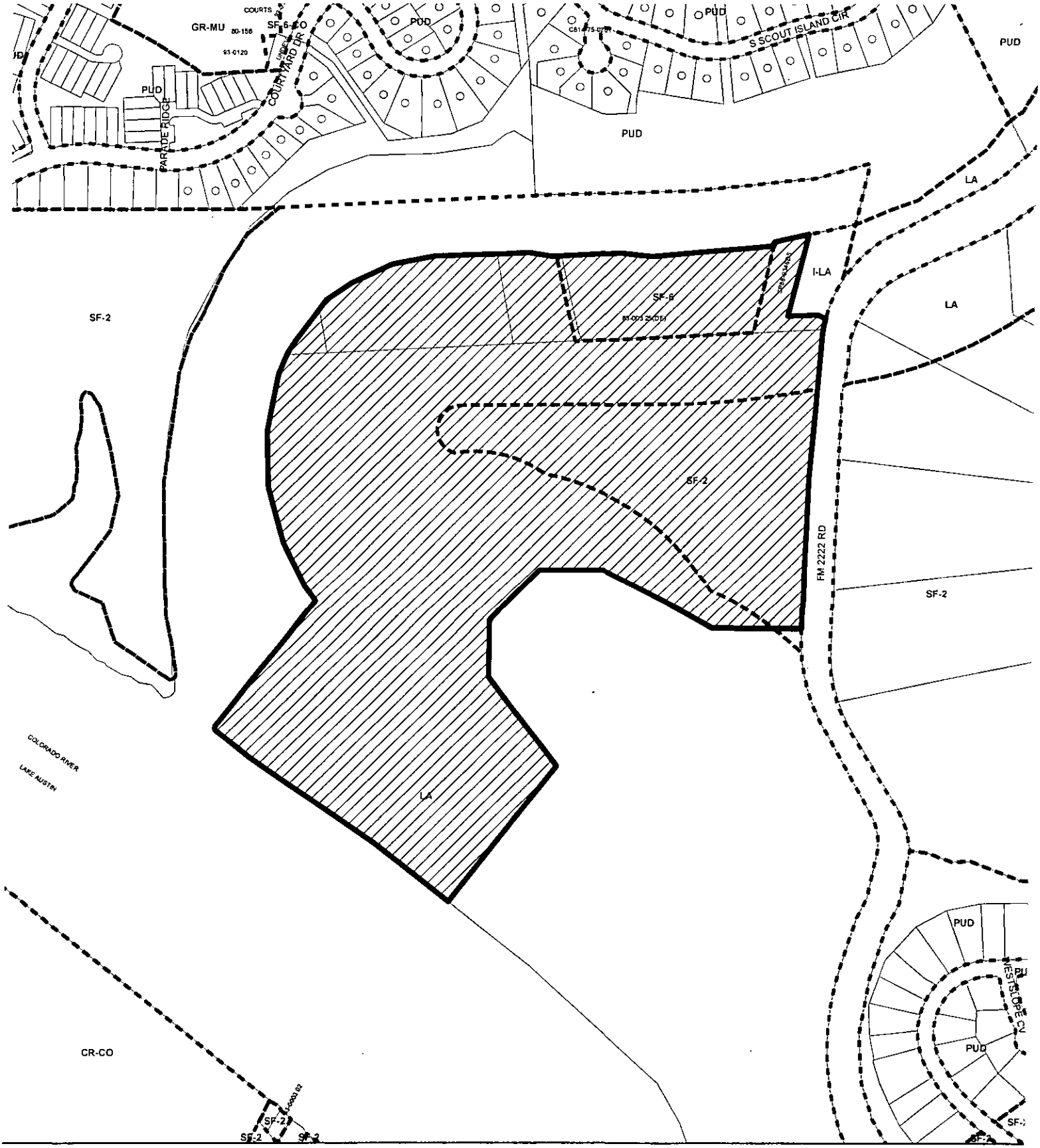


PLANNED UNIT DEVELOPMENT

N

SUBJECT TRACT

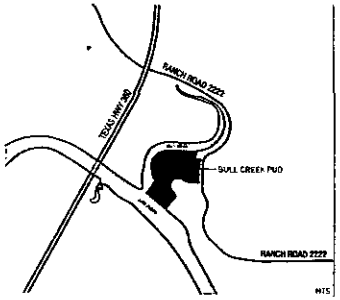
PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C814-2009-0139
LOCATION: 4909, 4923 & 4925 FM 2222
SUBJECT AREA: 53.8741 ACRES
GRID: G29
MANAGER: C. PATTERSON

CITY OF AUSTIN
FOUNDED 1839

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.



VICINITY MAP/BULL CREEK PUD

NOTE: Proposed site development regulations, waivers from and modifications of the code are listed on the exhibits supporting the land use plan.

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 8.

ACREAGE: 53.8741

SCALE 1.0" = 100.00'
0 50 100 200 300

BULL CREEK

existing terrace and retaining wall

CEF

ledge wall

proposed guest house

existing guest house

proposed recreation building

fire hydrant

design center wall

barn court

existing service road to be removed

existing service road to be removed

fire hydrant

buffer plantings

driveway

proposed native trees

proposed berm

upper lawn

restored landscape

restored landscape

existing service road to be removed

property line

proposed native trees

arroyo walk

entryway feature

proposed wall

main house terrace

COA 100-yr fully developed floodplain

restored landscape

hilltop terrace/ deck

buffer plantings

property line

100' setback

RANCH ROAD 2222

proposed native trees

existing fence at property line

constructed habitat for migratory waterfowl

lower lawn

restored landscape

LAKE AUSTIN

05.10.2010 **BULL CREEK PUD EXHIBIT C** - LAND USE PLAN

CITY OF AUSTIN CASE NUMBER: C814-2009-0139

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.

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 calipher 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.

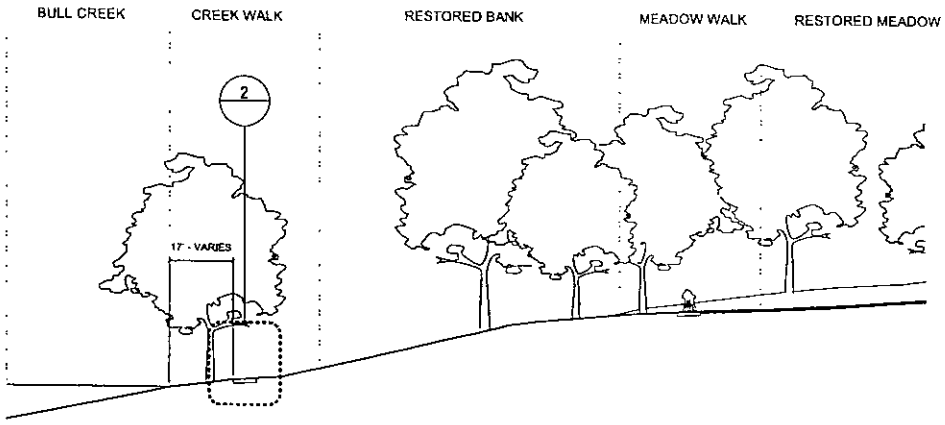
9. Coordinate landscape efforts to comply with wildlife management plans. This includes following Plateau Consultant's guidelines for clearing, mowing, and other activities.

10. Avoid or strictly limit use of any chemicals that could have a negative effect on groundwater quality or wildlife.

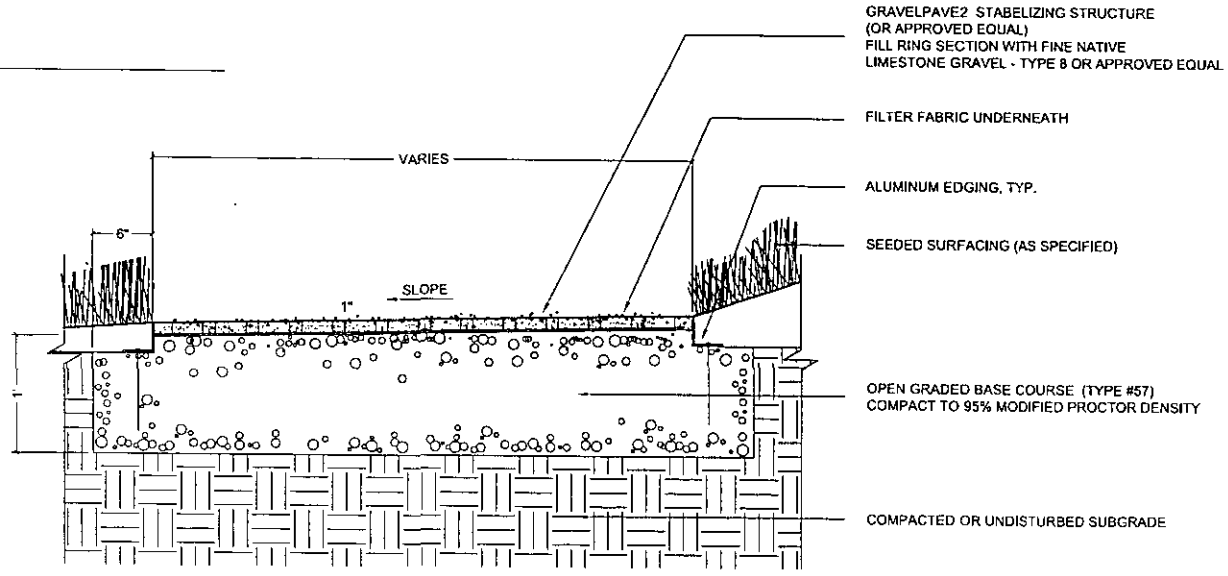
11. Provide brush piles in certain areas of the property for wildlife use.

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.
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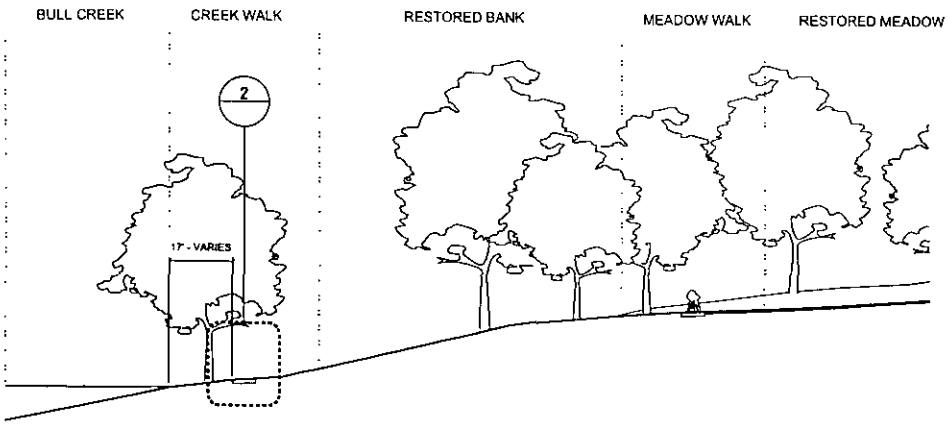
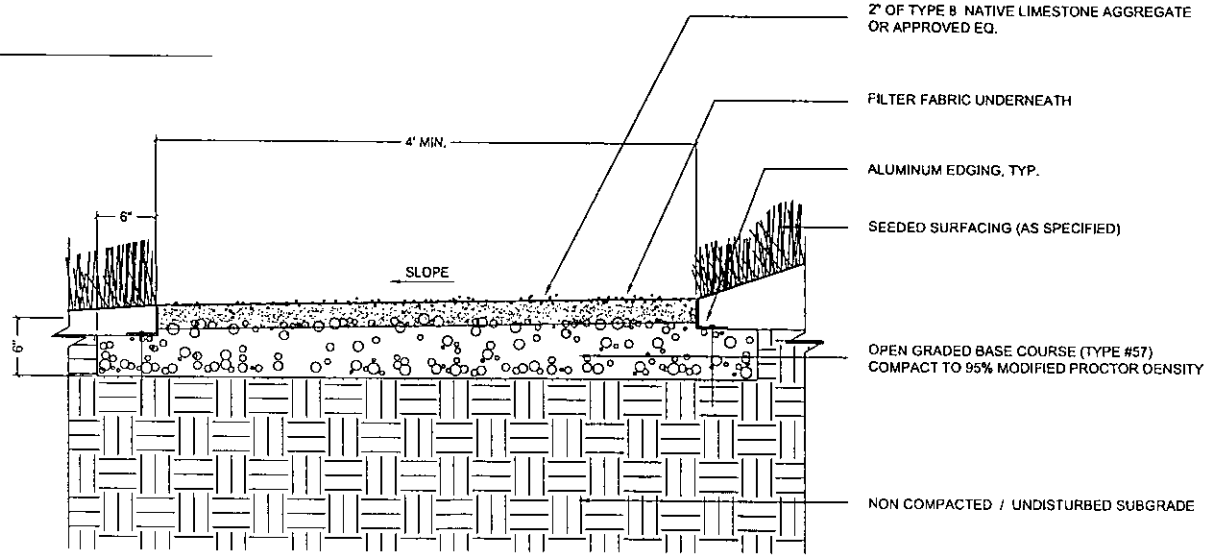


1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



2 PEDESTRIAN PERVIOUS WALK SECTION - TYP.
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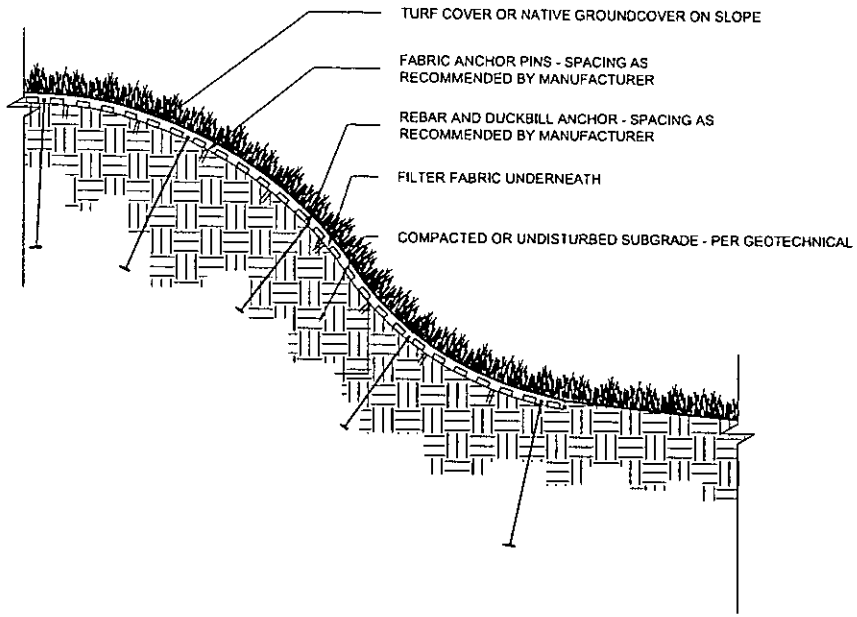
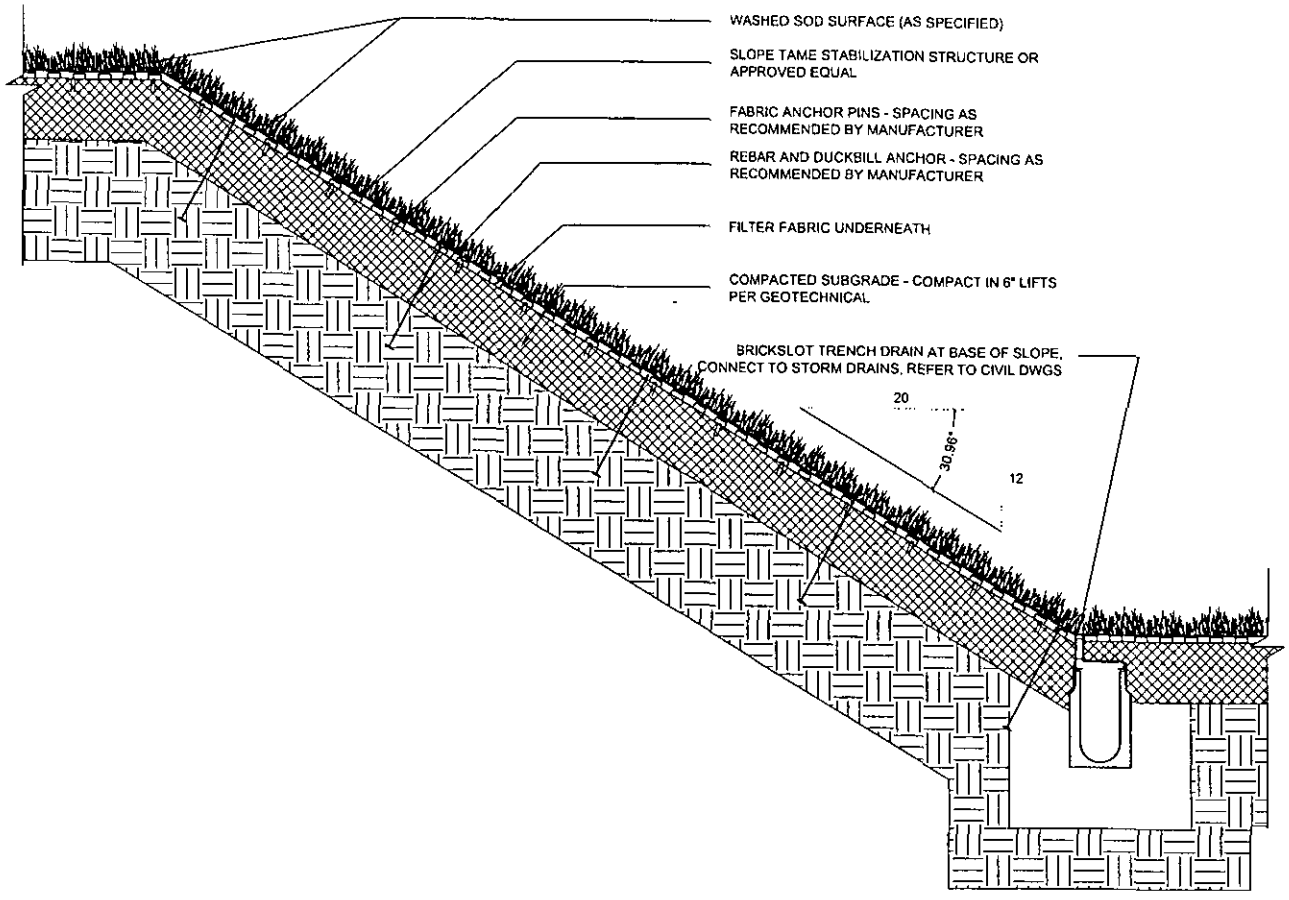


1 NATURAL SLOPE STABILIZATION DETAIL- GREATER THAN 3:1 - TYP.

SCALE: 1"=1'-0"



1 ARCHITECTURAL SLOPE STABILIZATION DETAIL - TYP.
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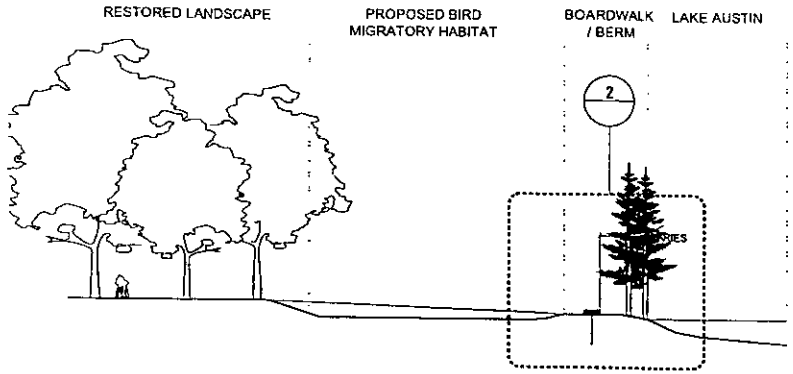
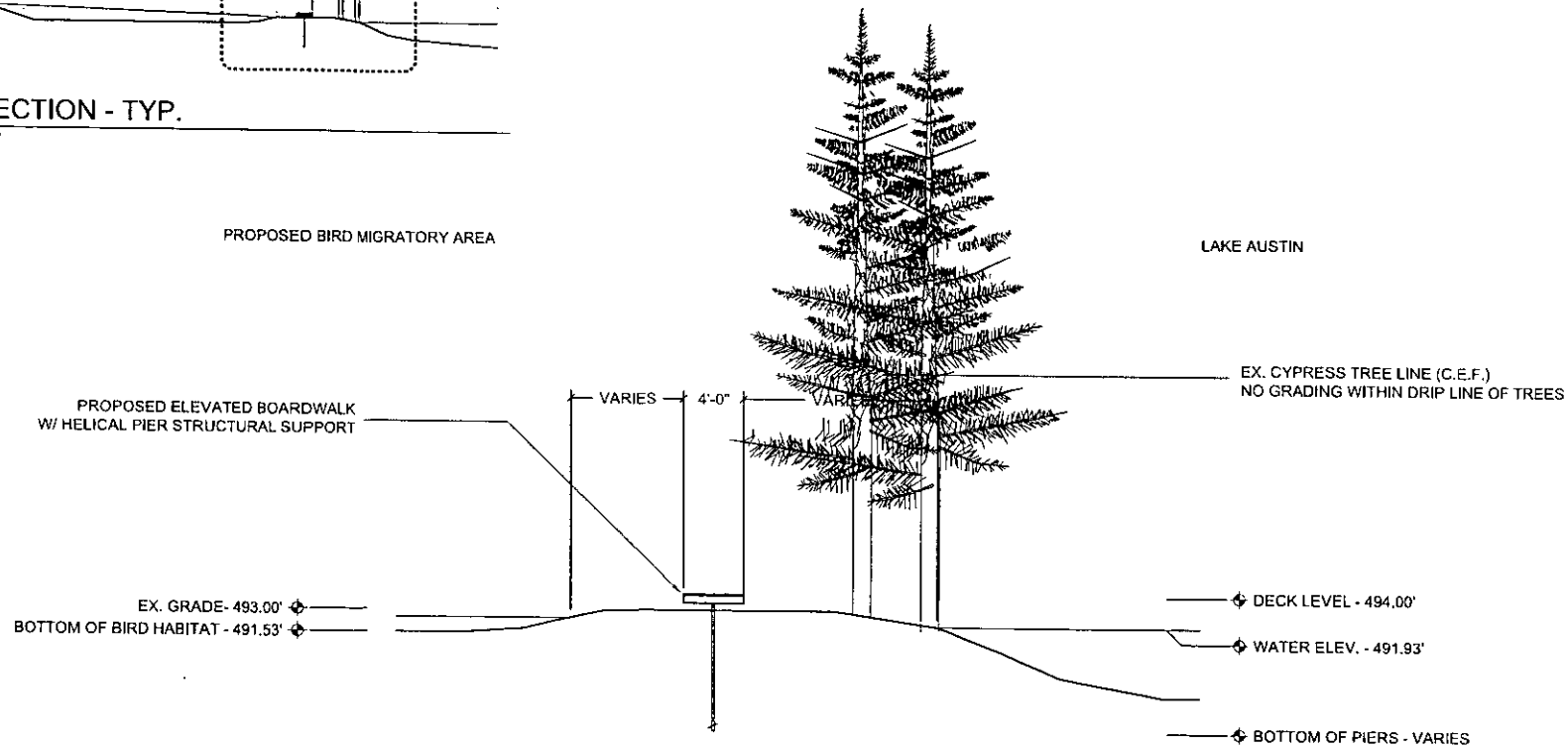
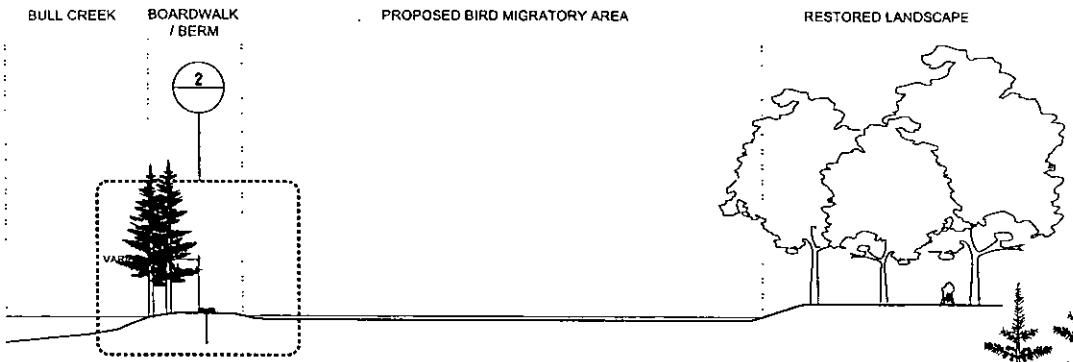


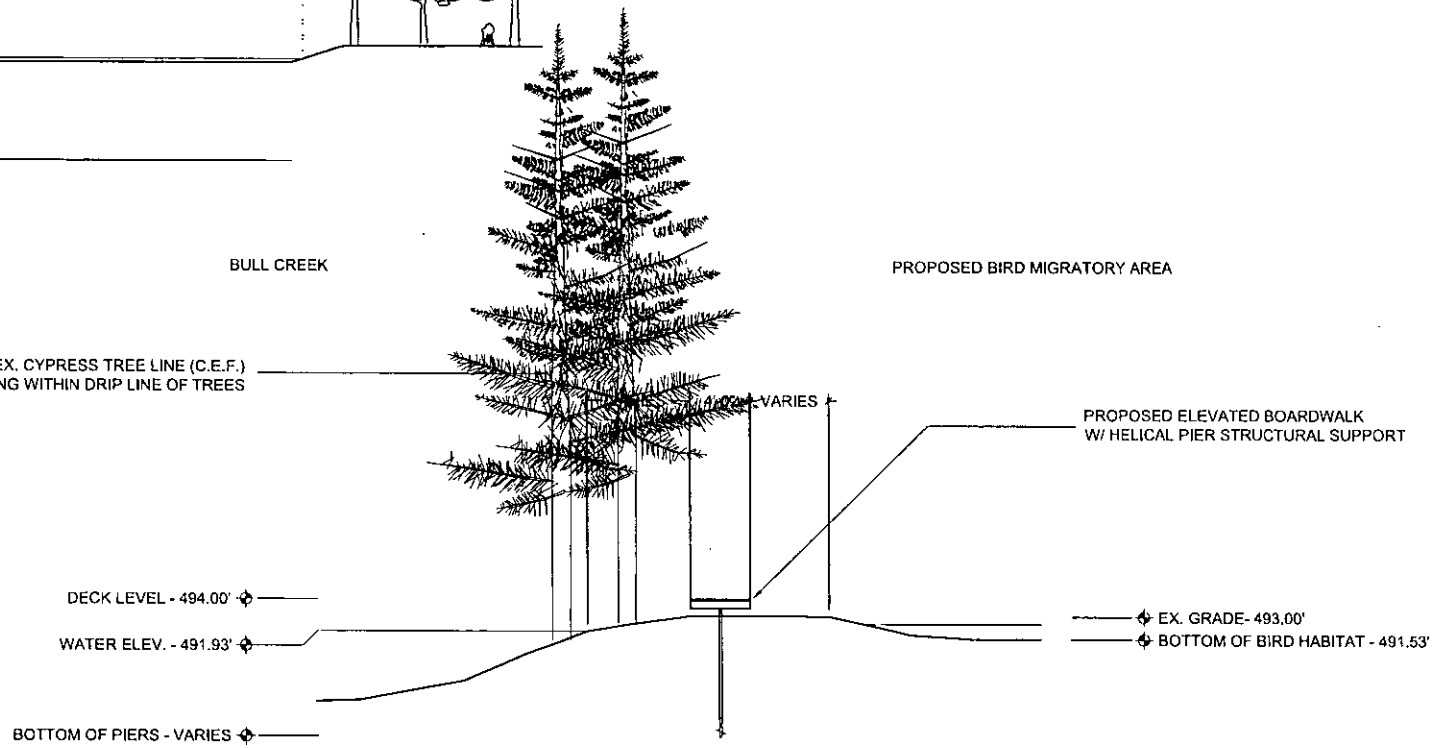
1 SITE SECTION - TYP.
SCALE: 1/32"=1'-0"



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 14 percent impervious cover is proposed over the entire 53.8741 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.

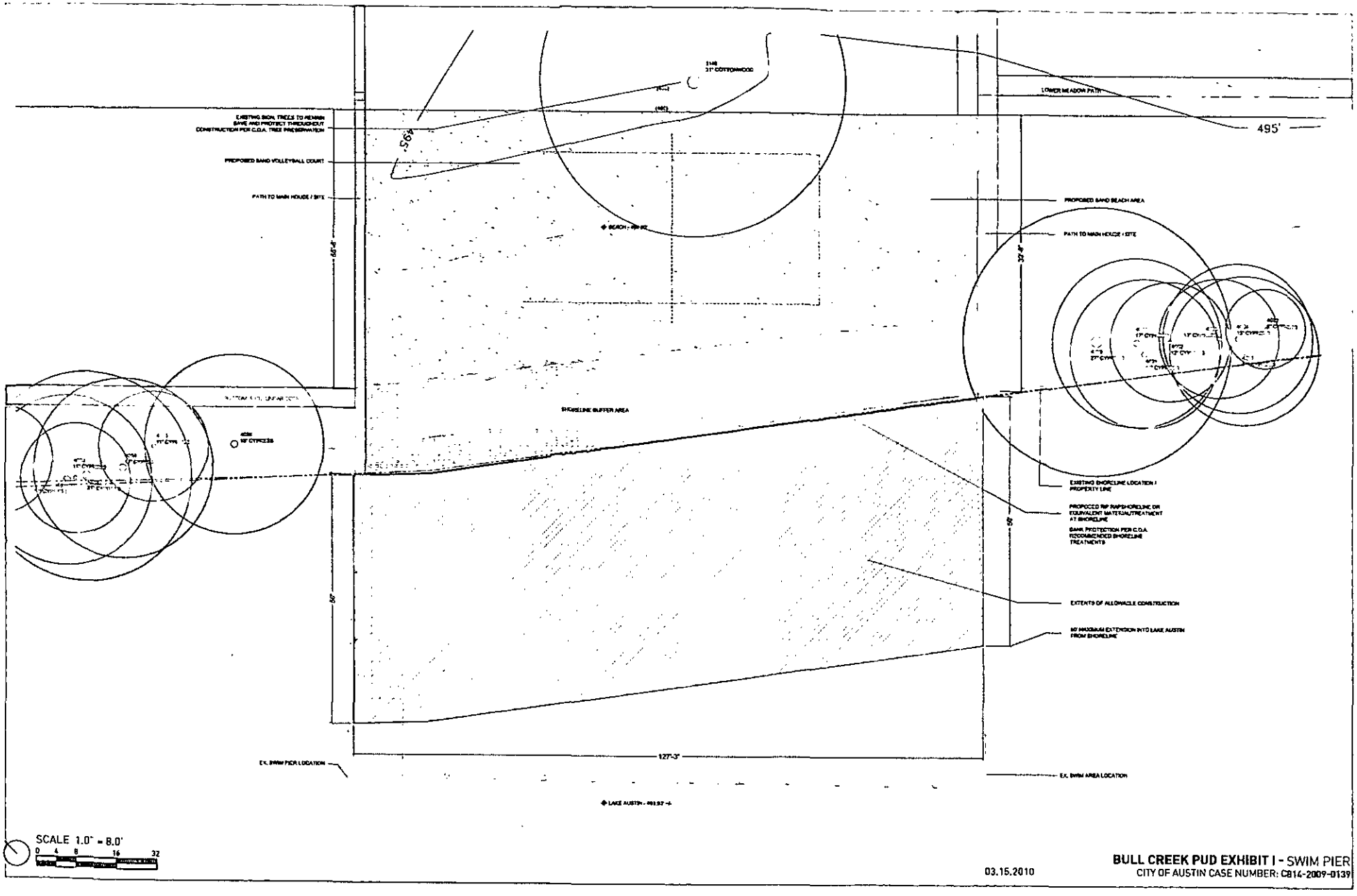
3. An integrated pest management plan shall be established.

BULL CREEK PUD
EXHIBIT 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.

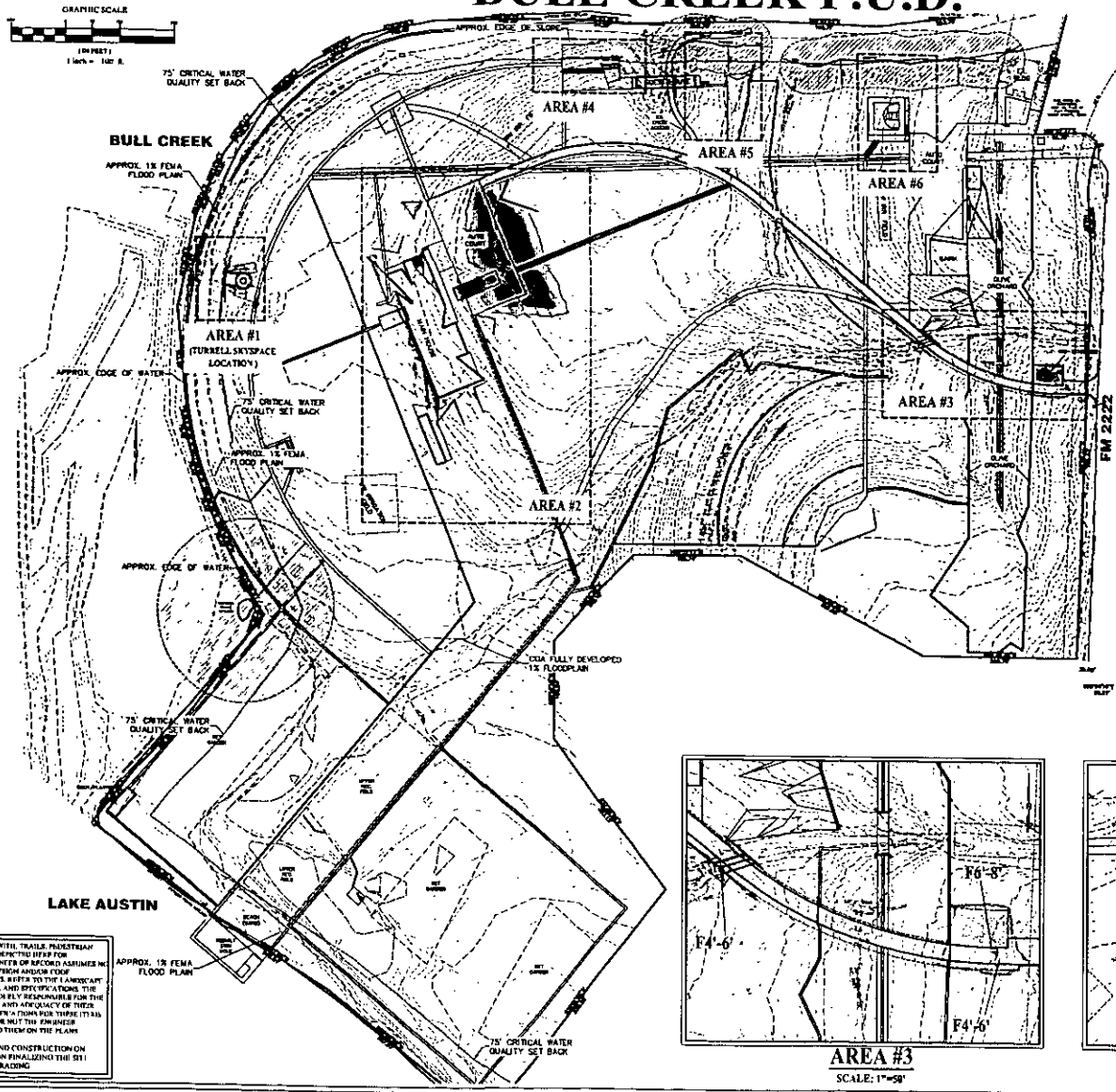
In addition, the owners have proposed to commission artist Jorge Pardo to assist with the remodeling of one of the existing boat docks. Jorge Pardo is well known for his work in maintaining the functionality of everyday items, but at the same time increasing their aesthetic value as works of art.



03.15.2010

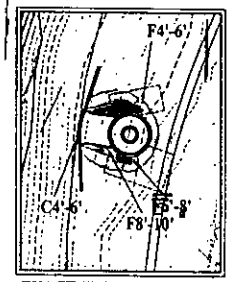
BULL CREEK PUD EXHIBIT I - SWIM PIER
CITY OF AUSTIN CASE NUMBER: C814-2009-0139

BULL CREEK P.U.D.



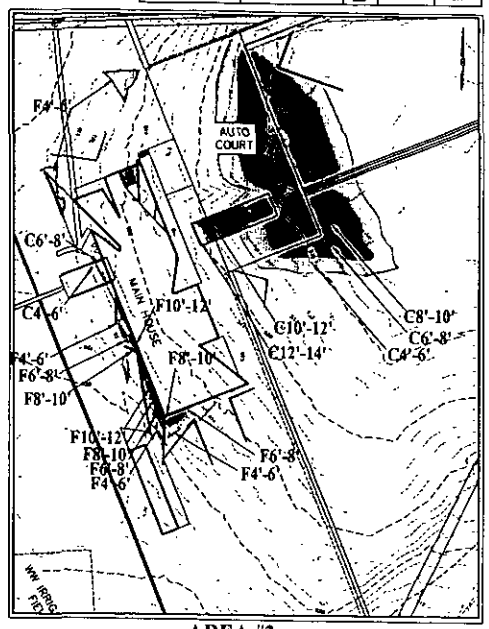
FILL TABLE				
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (%)
4.000	6.000		7764.8	78.6
6.000	8.000		1215.9	12.3
8.000	10.000		618.5	6.3
10.000	11.551		256.7	2.6

CUT TABLE				
Minimum Elevation (feet)	Maximum Elevation (feet)	Color	AREA (SF)	AREA (%)
-6.000	-4.000		13851.2	40.2
-8.000	-6.000		12699.4	36.9
-10.000	-8.000		6297.4	18.3
-12.000	-10.000		1314.3	3.8
-14.000	-12.000		236.2	0.7
-16.402	-14.000		50.1	0.1



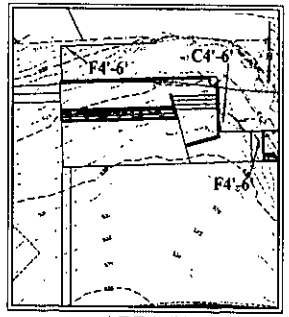
EXACT FINAL LOCATION TO BE DETERMINED

AREA #1
SCALE: 1"=40'

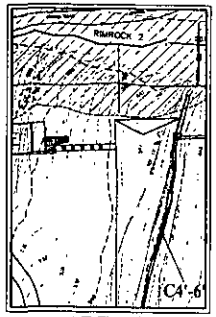


AREA #2
SCALE: 1"=40'

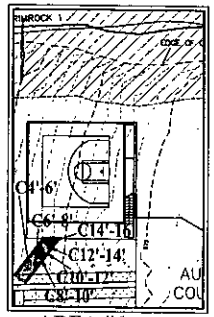
AREA #3
SCALE: 1"=40'



AREA #4
SCALE: 1"=40'



AREA #5
SCALE: 1"=40'



AREA #6
SCALE: 1"=40'

ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT J - CUT AND FILL

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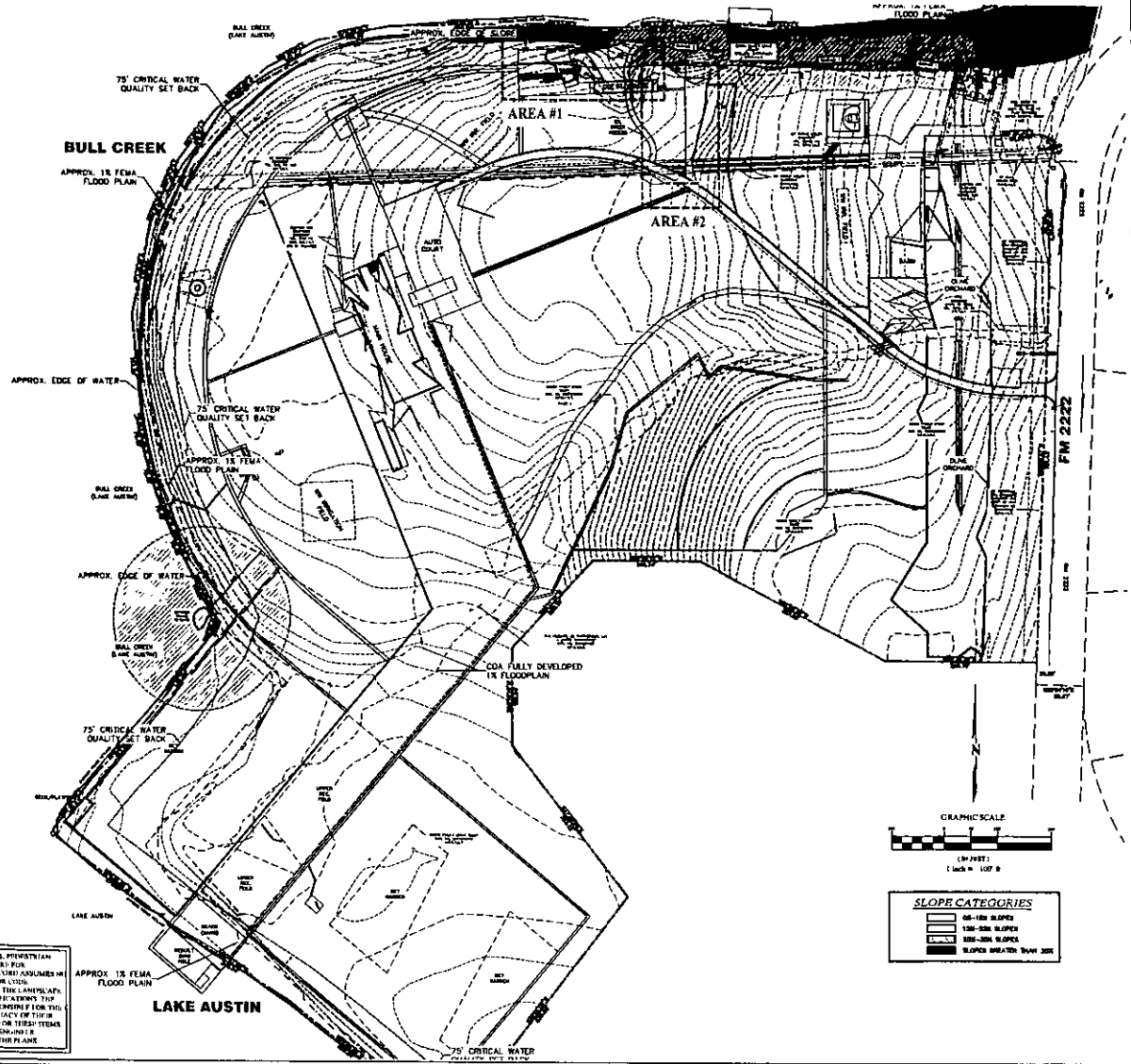
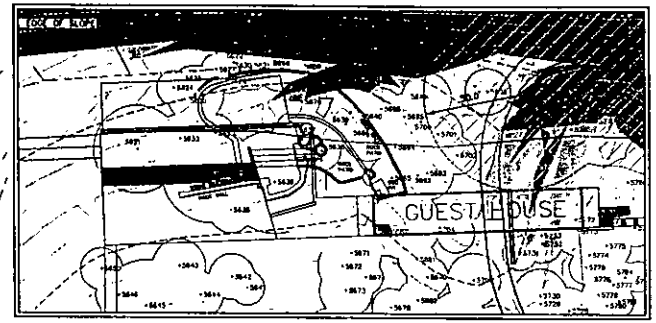
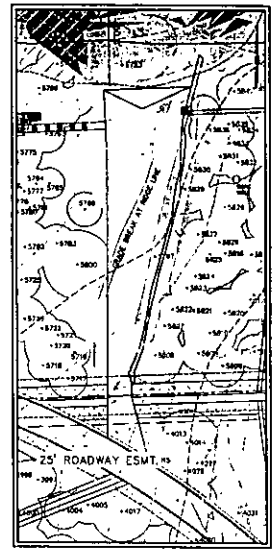
BULL CREEK P.U.D.





AREA #1
SCALE: 1" = 30'



AREA #2
SCALE: 1" = 30'

ENVIRONMENTAL MODIFICATION PLAN
EXHIBIT K - CONSTRUCTION ON SLOPES

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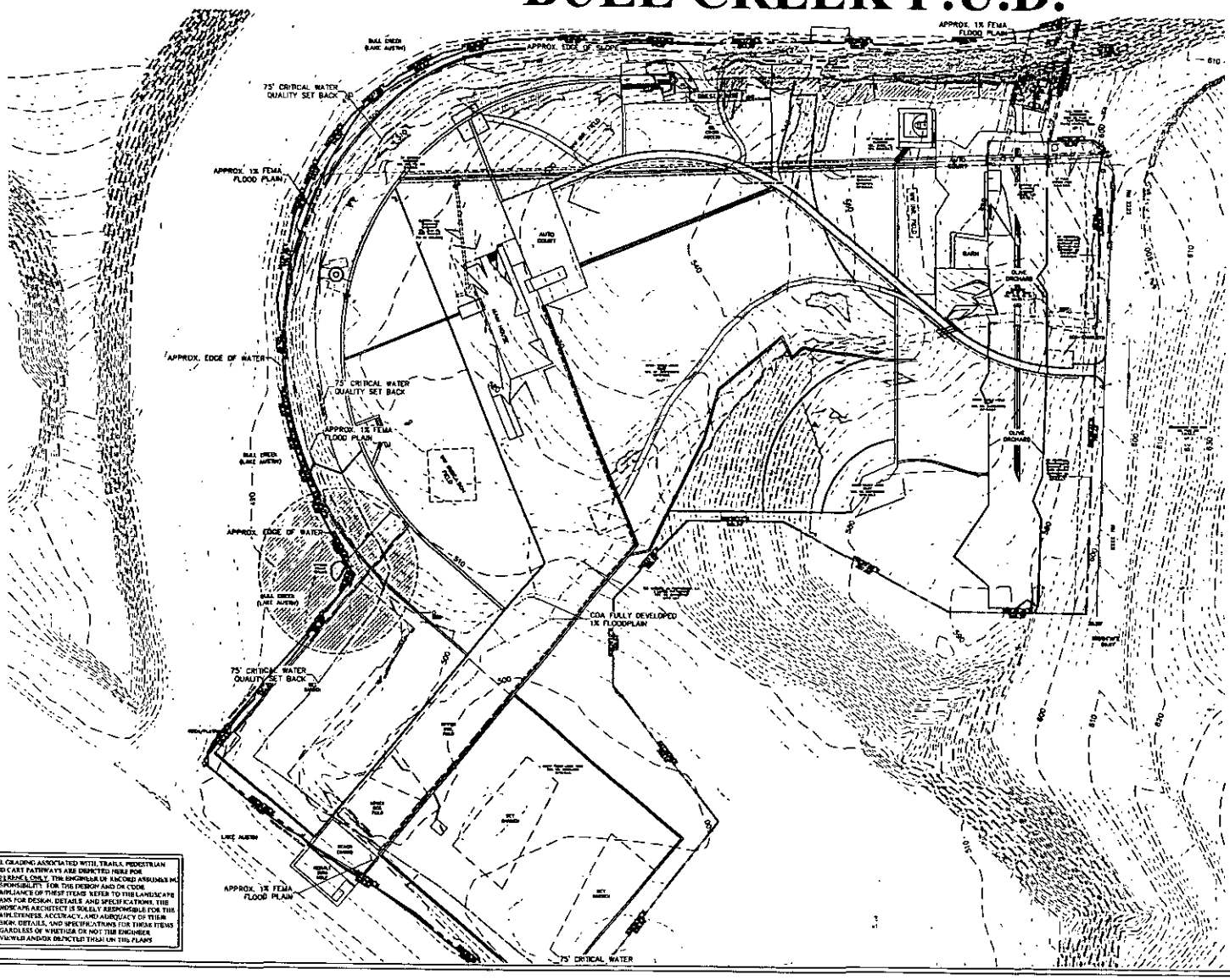

N

GRAPHIC SCALE

(IN FEET)
1 inch = 100' ft.

SLOPE CATEGORIES

NOTES

1. THIS PROJECT IS LOCATED IN THE LAKE AUSTIN WATERSHED, WATER SUPPLY RURAL.
2. TWO-FOOT CONTOUR TOPOGRAPHY IS BASED ON CITY OF AUSTIN GIS DATA, DATED 2005.

APPENDIX Q-1
NET SITE AREA

Total gross site area =	53.95	Acres	
Site Deductions:			
Critical water quality zone (CWQZ) =	6.72	Acres	
Water quality transition zone (WQTZ) =	0.50	Acres	
Wastewater irrigation areas =	0.46	Acres	
De-Ductions subtotal =	7.12	Acres	
Net Site Area Calculation:			
Area of Uplands with Slopes 0 - 15%	43.54 X 100%		43.54 Acres
Area of Uplands with Slopes 15 - 25%	3.81 X 40%		1.52 Acres
Area of Uplands with Slopes 25 - 35%	0.59 X 20%		0.12 Acres
Area of Uplands with Slopes above 35%	0.22		
Subtotal	46.86 Acres		
Total Site Area (subtotal) =	46.76	Acres	

APPENDIX Q-2
IMPERVIOUS COVER

Allowable Impervious Cover							
Impervious cover allowed in				15% X WQTZ =			0.00 Acres
Impervious cover allowed in				20% X NSA =			13.43 Acres
Road Name	1/2 ROW	1/2 Pavement	Length	% IC	Deductions		
FM 2222	15	25	160	95.38%	9.284		
Deductions for pedestrian footway =							0.284 Acres
Total (Deductions) impervious Cover =							13.17 Acres
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY							
Total on slopes 15 - 25% =				3.81	Acres X 40% =		0.30 Acres
PROPOSED TOTAL IMPERVIOUS COVER							
Impervious Cover in CWQZ (Structure)				0.41	Acres =		12.00%
Impervious cover in WQTZ =				-	Acres =		0%
Impervious Cover in Uplands Zone =				5.42	Acres =		12.18%
Total proposed impervious cover =				5.76	Acres		
PROPOSED IMPERVIOUS COVER ON SLOPES							
IMPERVIOUS COVER							
				BUILDING + ADD OTHER IMPERVIOUS COVER		DRIVEWAYS ROADWAYS	
SLOPE CATEGORIES	ACRES	AC.	% OF CATEGORY		AC		
0 - 15%	43.54		1.09	2.6%		4.54	
15 - 25%	3.81		0.02	0.7%		0.04	
25 - 35%	0.59		0.05	1.1%		0.07	
Over 35%	0.22		0.00	0.0%		0.13	
Summary			1.11			4.19	
Total Site Area	46.86 Acres						

EXHIBIT L - SLOPE ANALYSIS

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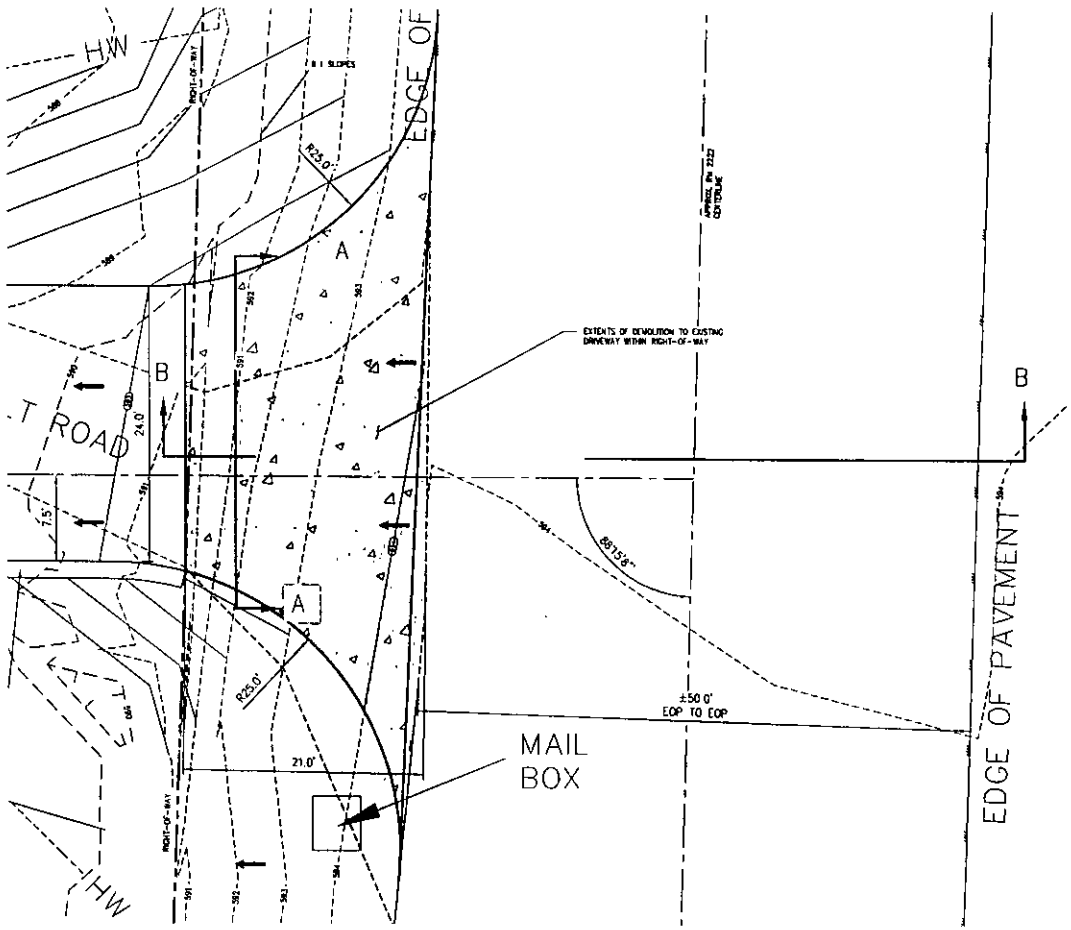
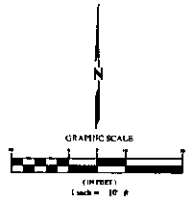
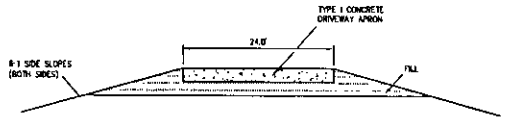
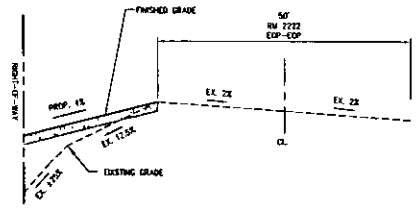






TYPICAL X-SECTION A-A
WITHIN RIGHT-OF-WAY
SCALE: N.T.S.



X-SECTION B-B
DRIVEWAY APRON
SCALE: N.T.S.

EXHIBIT M - DRIVEWAY DETAILS - (1 of 5)

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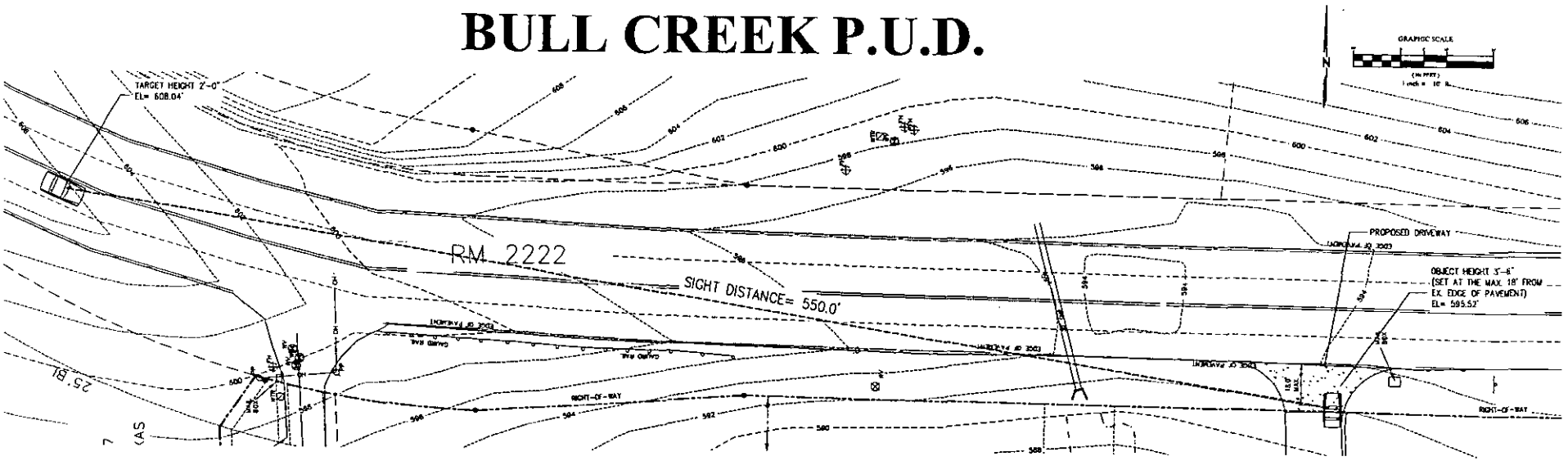

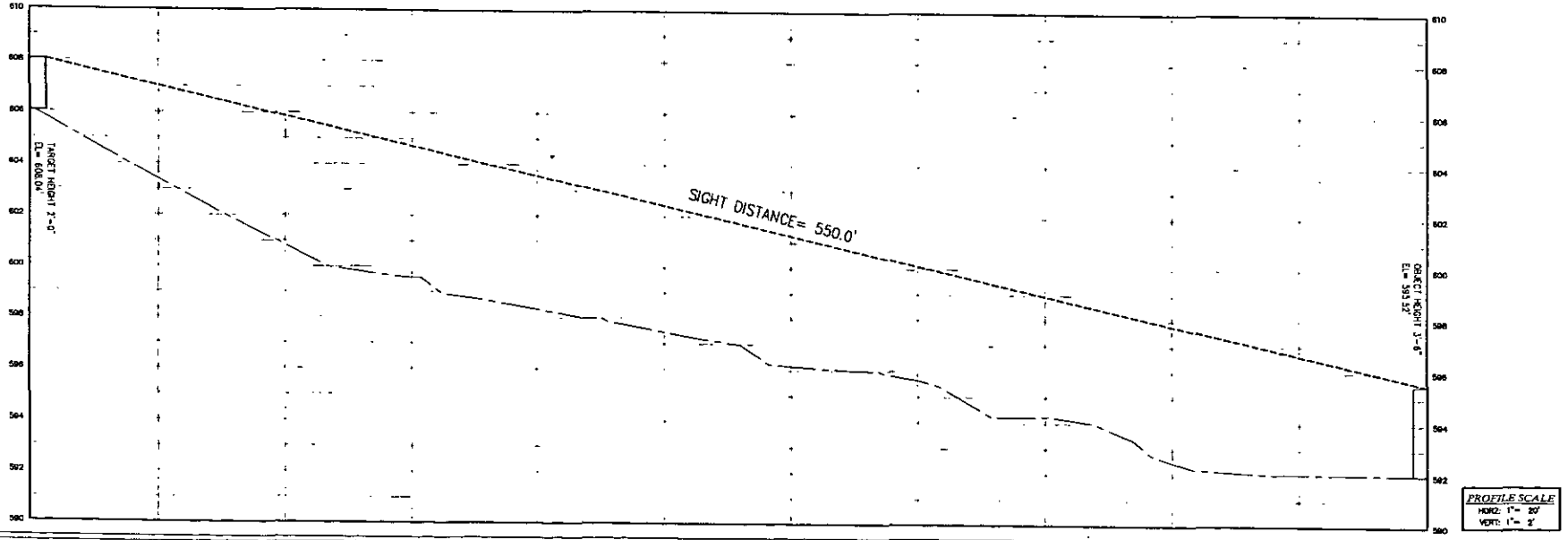

EXHIBIT M - DRIVEWAY DETAILS - (2 of 5)

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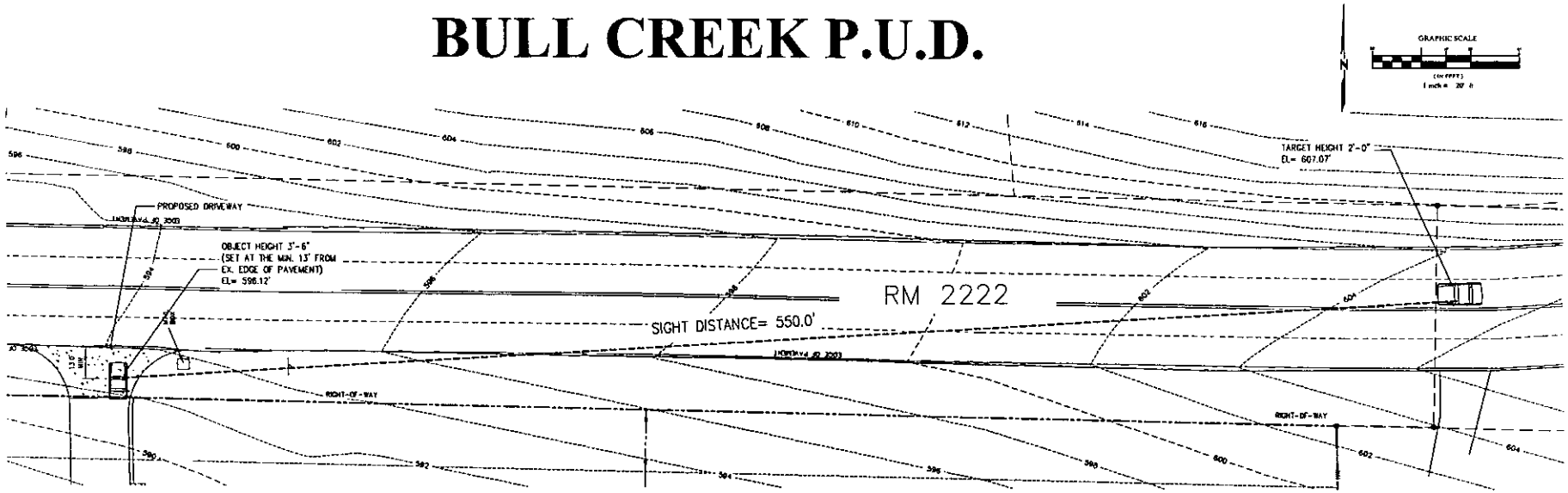

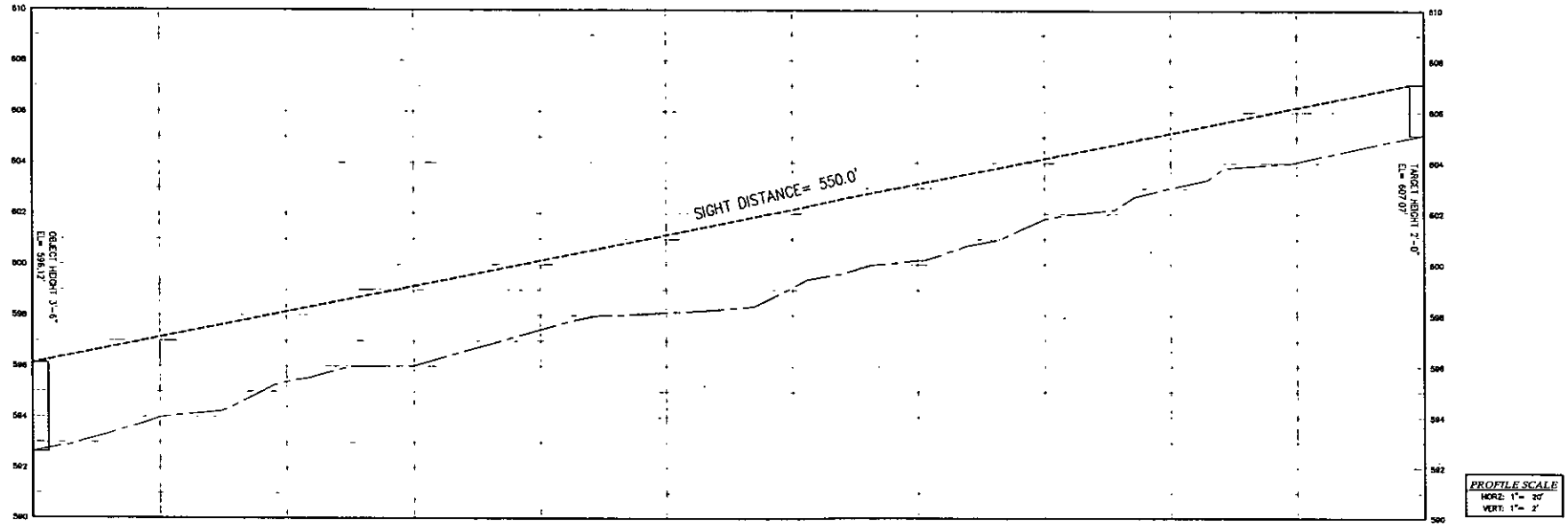

EXHIBIT M - DRIVEWAY DETAILS - (3 of 5)

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BULL CREEK P.U.D.

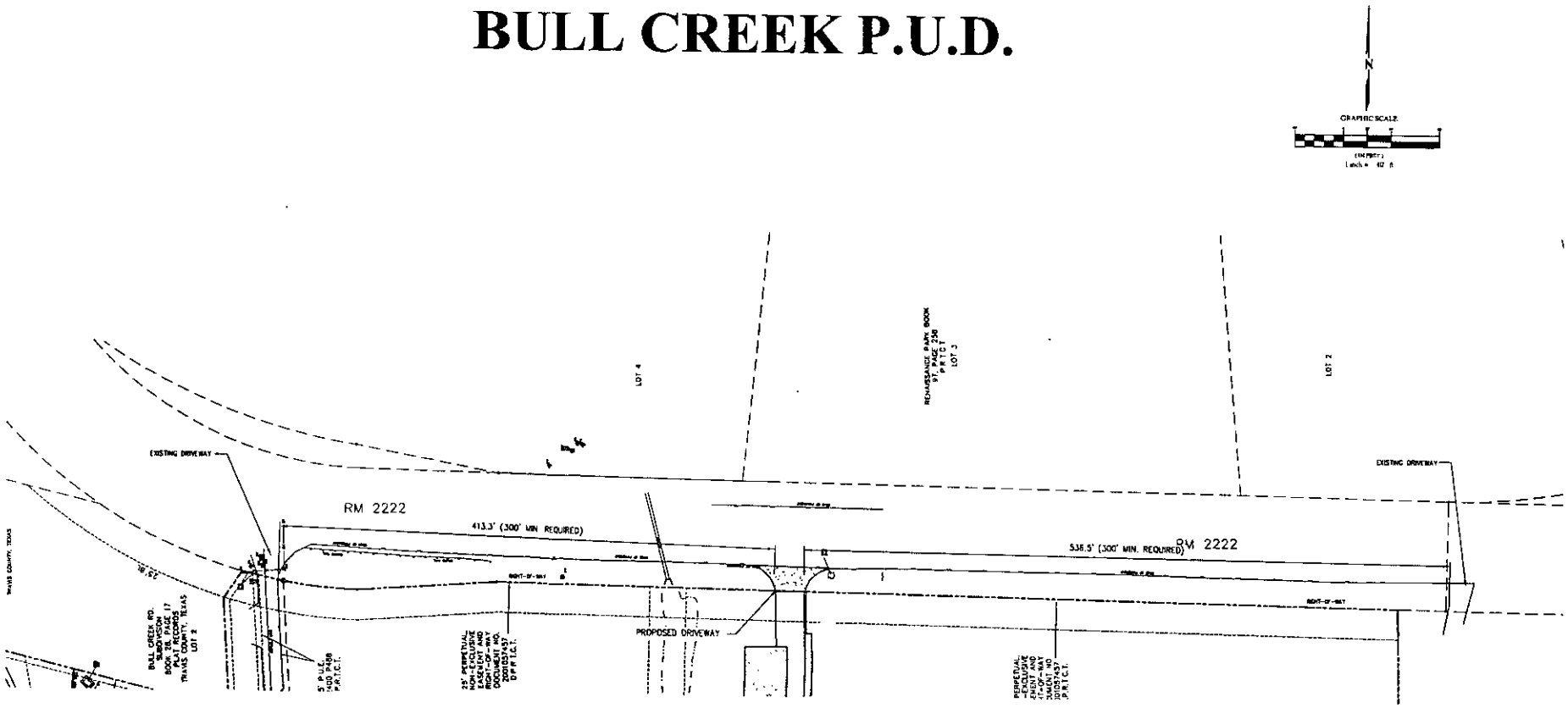

EXHIBIT M - DRIVEWAY DETAILS - (4 of 5)

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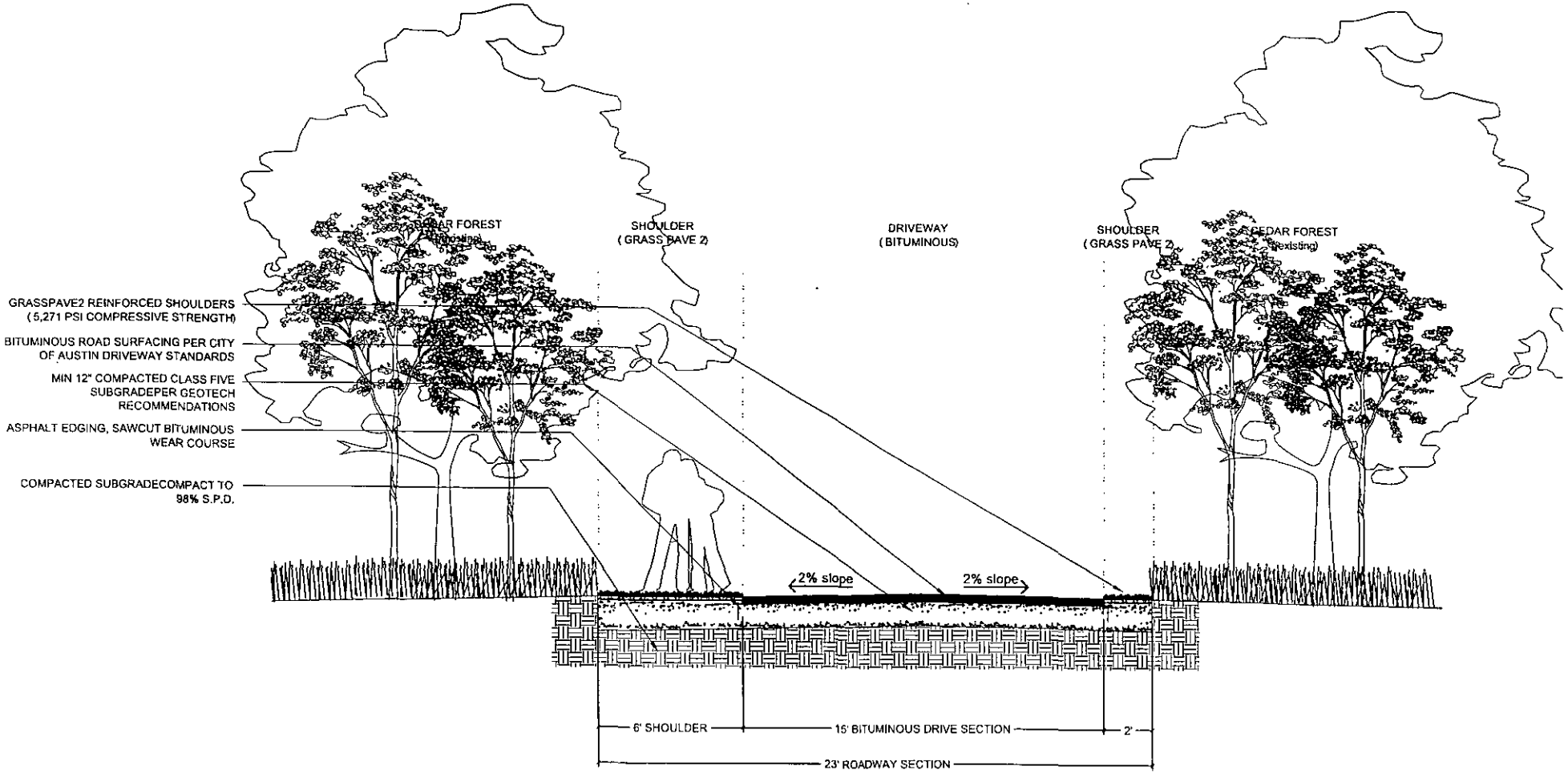
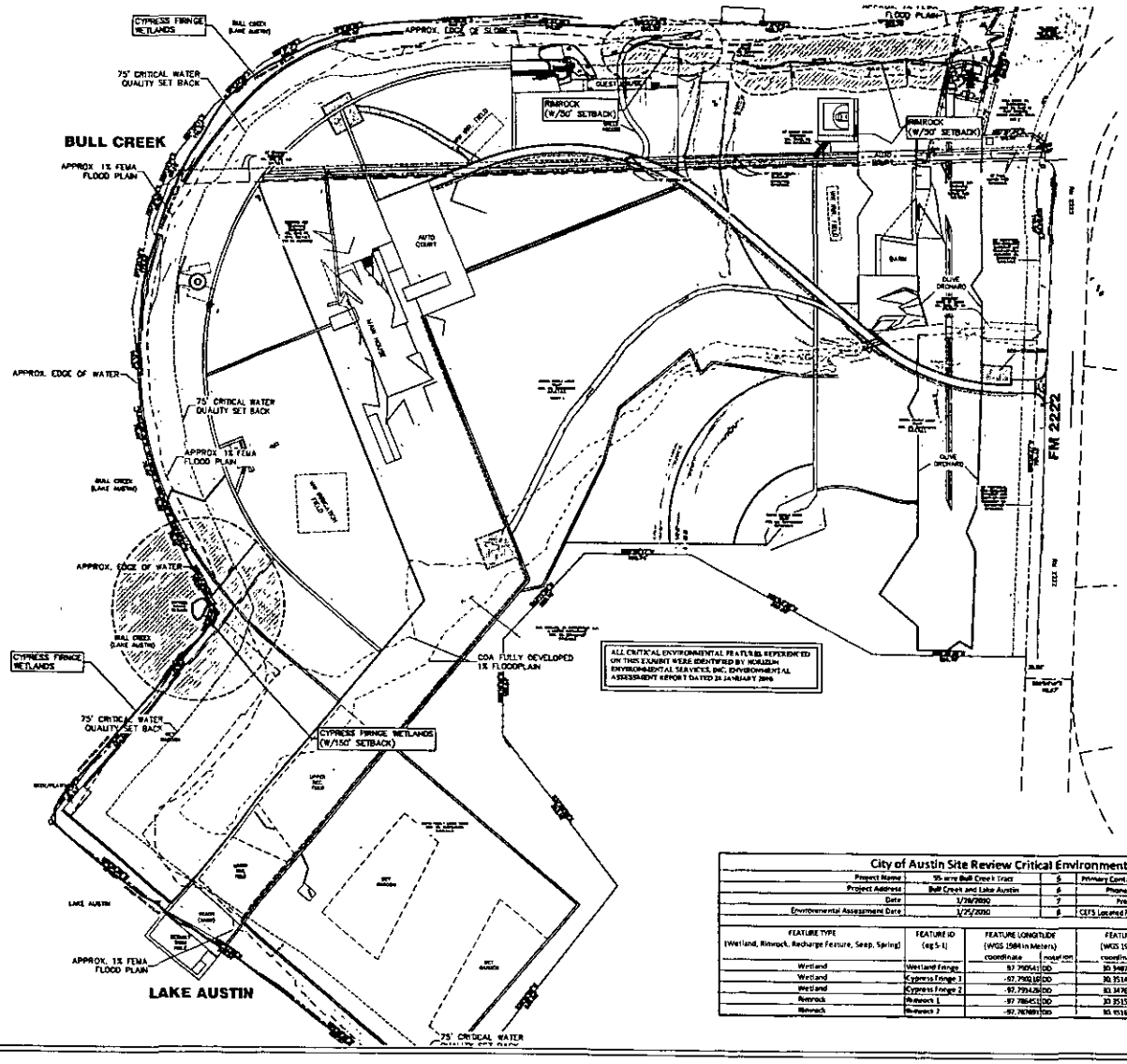


1 BITUMINOUS DRIVEWAY SECTION - TYP.

SCALE: 1/4"=1'-0"

EXHIBIT M DRIVEWAY DETAILS | 1/4" = 1'-0" 03-31-2010

BULL CREEK P.U.D.



ALL CRITICAL ENVIRONMENTAL FEATURES REFERENCED ON THIS EXHIBIT WERE IDENTIFIED BY HORIZON ENVIRONMENTAL SERVICES, INC. ENVIRONMENTAL ASSESSMENT REPORT DATED 28 JANUARY 2010

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City of Austin Site Review Critical Environmental Feature Worksheet

Project Name	95-acre Bull Creek Tract	5 Primary Contact Name:	
Project Address	Bull Creek and Lake Austin	6 Phone Number:	
Date	1/28/2010	7 Prepared By	
Environmental Assessment Date	1/25/2010	8 CEFs Located? (yes, no)	YES

FEATURE TYPE (Wetland, Rimrock, Recharge Feature, Seep, Spring)	FEATURE ID (eg S-1)	FEATURE LONGITUDE (WGS 1984 in Meters) coordinate	notation	FEATURE LATITUDE (WGS 1984 in Meters) coordinate	notation	WETLAND DIMENSIONS (ft) X	Y	RIMROCK DIMENSIONS (ft) Length	Avg. Height
Wetland	Wetland Fringe	-97.790541	DD	30.348753	DD	30	40		
Wetland	Cypress Fringe 1	-97.790218	DD	30.351438	DD	1180			
Wetland	Cypress Fringe 2	-97.791428	DD	30.347695	DD	1500			
Rimrock	Rimrock 1	-97.78645	DD	30.351509	DD			400	8
Rimrock	Rimrock 2	-97.787689	DD	30.351618	DD			133	6

EXHIBIT N - CRITICAL ENVIRONMENTAL FEATURES

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
TBPE REG NO. F-284

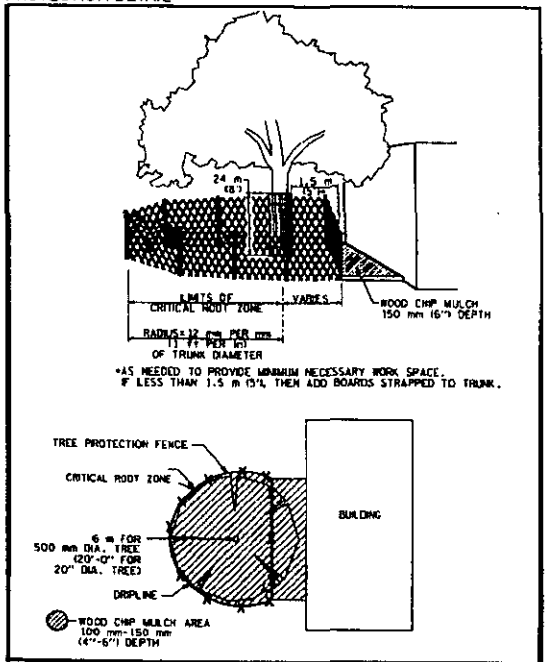
PLAN KEY

- (1111) EXTENTS OF PROTECTION AROUND SIGNFICANT TREES
- EXISTING LIVE OAK ≥ 19"
- EXISTING TREE ≥ 19"
- EXISTING TREE ≥ 19", TO BE REMOVED
- EXISTING TREE ≥ 19", TO BE TRANSPLANTED
- ------ EXTENTS OF WORK

PLAN NOTES

1. PROTECT AND SAVE EXISTNG 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 INDICATED WITHIN ANY PORTION OF THE CRZ.
5. ALL TREES LESS THAN 19" DIAMETER ARE NOT SHOWN.

PROTECTION DETAIL



CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE MODIFIED TYPE A - CHAIN LINK	
RECORD COPY SIGNED BY J. PATRICK MURPHY 8/15/98 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-4

BULL CREEK RESIDENCE

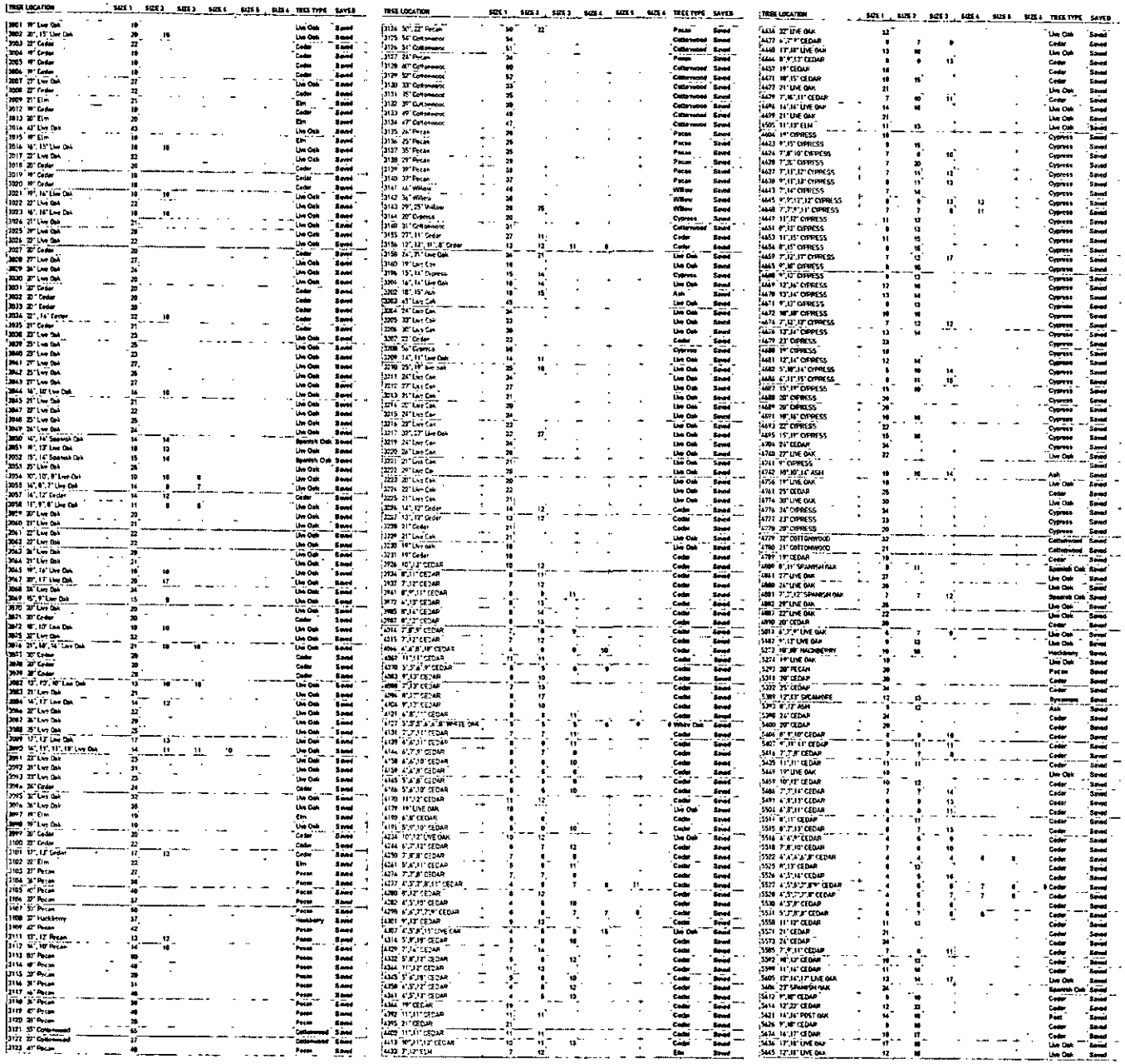
EXHIBIT O 'TREE PROTECTION'

MAY 18, 2010

1" = 100'

SHEET 1 OF 3

SAVED TREES

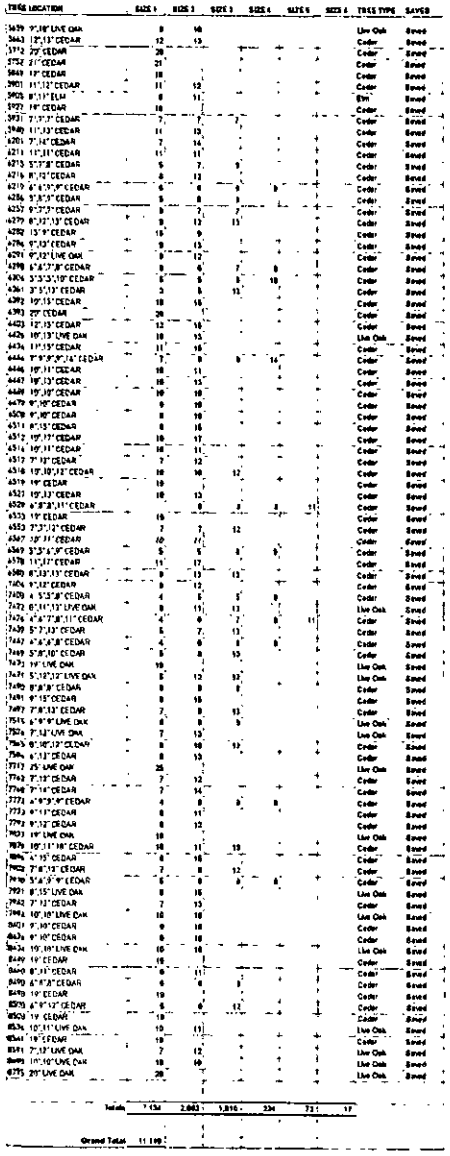


BULL CREEK RESIDENCE

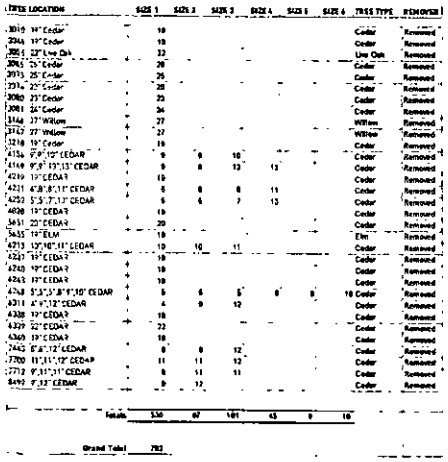
EXHIBIT O 'TREE SUMMARY

MAY 18, 2010

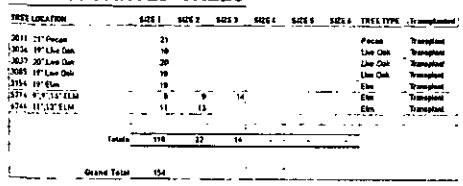
SAVED TREES *(CONTINUED)*



REMOVED TREES



TRANSPLANTED TREES



TREE SUMMARY *(Trees Greater than 19 inches)*

	Total Caliper Inch	Percentage
Saved Trees	11,110	92%
Transplanted Trees	154	1%
Removed Trees	792	7%
Total	12,056	