

Late Backup

Item #55
November 1, 2018
Motion Sheet #1
Council Member Alter

MOTION SHEET #1

Amending the Ordinance in back up to add impervious cover limits in particular slope categories to the Champion Tract Restrictions definition

Amend Part 5 B of the ordinance in back up as follows:

B. "Champion Tract Restrictions" means one or more private restrictive covenants and/or private conservation easements restricting development on the property described as Lot 1, Block A, of the Champion City Park East Subdivision as recorded in Document No. 200300122 of the Travis County Public Records and including the following provisions:

1. reduce allowable vehicle trips per day to no more than 525 trips;
2. reduce gross floor area (excluding parking facilities) to 120,000 square feet;
3. limit the use of that property to senior living, including congregate living and convalescent services; ~~and~~
4. reduce allowable impervious cover to 3.49 acres; and
5. limit impervious cover on slopes as follows:
 - (a) not more than 2.32 acres of impervious cover on slopes of 15-25 percent gradient;
 - (b) not more than 0.90 acres of impervious cover on slopes of 25-25 percent gradient; and
 - (c) not more than 0.07 acres of impervious cover on slopes greater than 35 percent gradient, but only if necessary for a single driveway for access from City Park Road.

MOTION SHEET #2

Amending Part 6 (*Land Use*) of the Ordinance in back up as follows:

(1) Amend Part 6 B to limit single family residences to a height of 35 feet:

- B. The maximum number of residential dwelling units within the Camelback PUD shall not exceed 200 units. Single Family residential dwelling units may not exceed a height of 35 feet. The maximum number of residential dwelling units may increase up to 200 from 64 only if commercial development is correspondingly reduced with a minimum reduction of 1,000 square feet of commercial use for each residential unit above 64. Hotel guest rooms shall count against the total number of residential units.

(2) Amend Part 6.C regarding clubhouse size and impervious cover calculations for Mechanized Access:

- C. The maximum square footage of the clubhouse and dock sanitary facility within the Dock (D) district shall not exceed 5,000 square feet of impervious cover and the enclosed portions of the clubhouse shall not exceed a gross floor area of [5,000] 3,500 square feet and no more than 2,000 square feet for areas other than kitchen, bathroom, mechanical, storage, hallways, and other non-common assembly areas. The clubhouse shall be limited to a single story and shall provide indoor seating for less than 50 persons. The foregoing seating limitation shall not be considered an occupancy limit for the purposes of complying with the International Building Code. The clubhouse with private kitchen and decks and related appurtenances shall be subject to these size limitations; provided that, however, ~~[the aerial portions of the W]~~with the exception of those portions touching the ground, Mechanized Access and any safe refuge required in connection with Part 11.F.2 below shall not count against the impervious cover limitation in this subsection in the Dock (D) district.

(3) Amend Part 6.D regarding construction phasing:

- D. The maximum length of the cluster dock with boat slips shall not exceed 20% of the uninundated shoreline of the Camelback PUD. The maximum width of the cluster dock shall be 30 feet. The maximum height of the cluster dock shall be 30 feet. The cluster dock shall be limited to use by owners and occupants of residential dwelling units and their guests. Commercial uses of the dock and fuel sales are prohibited. All motorboats shall be moored or stored within the dock footprint. No other docks are allowed within the Camelback PUD. No sink or shower facilities are allowed on the dock. Fuel storage is not permitted within the Dock district. No certificate of occupancy for the cluster dock shall be issued unless and until construction of the Mechanized Access is completed. Completion of the cluster dock shall not be the basis for a hardship variance for shoreline access other than the Mechanized Access.
- (4) Amend Part 6 to add a new Section E prohibiting use of Mechanized Access, clubhouse, and cluster dock by hotel guests:
- E. If a hotel is located on the Property, guests of the hotel shall not be provided with access to the Mechanized Access, clubhouse, or cluster dock located in the Dock (D) district. The Mechanized Access, clubhouse, and cluster dock are exclusively for the use of owners of the residential units located on the property and their families and guests.
- (5) Renumber Part 6 F through H as Part 6 G through I.
- (6) Add a new Part 6 J regarding construction on Sundays:
- J. Construction activities that produce sound over 60 decibels as measured at the boundary of the Property shall be prohibited on the Property on Sundays, except with respect to any construction, installation or repair work being performed in connection with an emergency, including but limited to utility repair work, erosion control, flood mitigation, fire prevention and similar work. The foregoing prohibition on Sunday construction activities shall not apply to surveying, inspections, planning, testing or other development activities that do not involve construction materials or construction equipment.

Not

MOTION SHEET #3

Amending the Ordinance in back up and Exhibit J to clarify conditions under which administrative changes in the Park boundaries allowed

(1) Amend Part 7 I as follows:

- I. Boundaries of the Park (P) district[s] cannot be changed administratively unless the change increases the size of the Park district and does not decrease [increases] the amount of shoreline or cliff frontage that will become parkland.

(2) Amend Exhibit J (*City Parkland Improvement and Operations Agreement*) Section IV. C. as follows:

- C. Boundaries. The boundaries of the Park (P) Districts [~~Cliff Park and Preserve Park~~] shown on Exhibit C to the PUD Ordinance cannot [~~shall not~~] be changed administratively unless the change results in an increase in the size of the Park[s] District and [~~an increase in~~] does not decrease the amount of shoreline or cliff frontage in Cliff Park.

MOTION SHEET # 4

Amending Part 8 (*Environmental*) of the Ordinance in back up as follows:

(1) Add a new Section D.3 to prohibit sanitation facilities in the Dock district:

3. A boat pump-out facility for marine sanitation facilities shall be prohibited on the dock and in the Dock district.

(2) Renumber Part 8 D 3 through 6 as Part 8 D 4 through 7.

(3) Amend Part 8 N as follows:

N. For the purposes of impervious cover calculations, solar panels count as 50 percent impervious cover and all structural supports count as 100 percent impervious cover, or as required by city code at the time of permit application.

(4) Add a new Section O to require a vegetative buffer:

O. The Camelback PUD shall require a vegetative screening buffer at the westernmost edge of the Bridge Point Parkway improvements, adjacent to Amended Plat of Lots 1 and 2 of Coldwater PUD Section I, as recorded in Document No. 200000212 of the Travis County Public Records.

MOTION SHEET #5

Amending the Ordinance in back up regarding timing of the Housing Trust Fund contribution

Amend Part 10 as follows:

PART 10. Housing Trust Fund Contribution.

The Landowner shall make a contribution to the Housing Trust Fund of \$[2]3 per square foot for each square foot of gross floor area built (excluding parking structures) within the Camelback PUD, due prior to the completion of construction of each building. Those funds shall be restricted for use in City Council District 10 for a period of seven years from the date the first payment is received. If no suitable projects or opportunities are identified within seven years, staff may use the funds in other ways that advance the goals of the City's Strategic Housing Blueprint.

MOTION SHEET #6

Amending Part 11 (*Code Modifications*) of the Ordinance in back up as follows:

(1) Amend Part 11 B 6 regarding construction on slopes as follows:

6. Subsections (C)(2) and (E)(2) of Section 25-2-551 (*Lake Austin District Regulations*) are modified to allow construction on slopes as follows:

a. On slopes between 0 and 15 percent, not less than 3.50 acres of impervious cover will be used; and

b. On slopes between 15 and 25 percent, not more than ~~9.92~~ 6.42 acres of impervious cover is allowed; and

~~{b-}~~c. On slopes between 25 and 35 percent, not more than 7.95 acres of impervious cover is allowed; and

~~{e-}~~d. On slopes greater than 35 , not more than 1.09 acres of impervious cover is allowed; and

~~{d-}~~e. Impervious cover may be transferred from higher slope categories to lower slope categories, provided that no more than ~~16.15~~ 15.46 [18.96] acres of impervious cover is allowed on slopes over 15 percent overall. Bridge Point Parkway and the Mechanized Access to the Dock (D) district shall not be subject to the above and foregoing construction on slope limitations except that structural footings on the surface shall be subject to the limitations.

~~16.15~~
15.46

(2) Amend Part 11 F 12 regarding construction on slopes:

12. Sections 25-8-301 (*Construction of a Roadway or a Driveway*) and 25-8-302 (*Construction of a Building or a Parking Area*) are modified to allow construction on slopes as follows:

a. On slopes between 0 and 15 percent, not less than 3.50 acres of impervious cover will be used; and

- b. On slopes between 15 and 25 percent, not more than ~~9.92~~
6.42 acres of impervious cover is allowed; and
- ~~[b.]~~c. On slopes between 25 and 35 percent, not more than 7.95
acres of impervious cover is allowed; and
- ~~[c.]~~d. On slopes greater than 35 , not more than 1.09 acres of
impervious cover is allowed; and
- [d.]e. Impervious cover may be transferred from higher slope
categories to lower slope categories, provided that no
15.40 more than ~~16.15~~ [18.96] acres of impervious cover is
allowed on slopes over 15 percent overall. Bridge Point
Parkway and the Mechanized Access to the Dock (D)
district shall not be subject to the above and foregoing
construction on slope limitations except that structural
footings on the surface shall be subject to the limitations.