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ZONING CHANGE REVIEW SHEET

CASE: C814-2009-0139.02
Bull Creek PUD Amendment #2

Z. P. C. DATE: 10/18/11, 11/15/11

ADDRESS: 4909 & 4929 FM 2222 Rd

AREA: 54.7041 Acres

APPLICANT: Booth Family Living Trust
(David Booth)

AGENT: Armbrust & Brown, LLP.
(David Armbrust)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: Lake Austin/Bull Creek

T.I.A.: No.

HILL COUNTRY ROADWAY: Yes

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: I-LA - Lake Austin Residence and PUD – Planned Unit Development.

ZONING TO: PUD - Planned Unit Development

SUMMARY STAFF RECOMMENDATION:

Staff recommends Planned Unit Development – PUD zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The owner of the property, Mr. Booth, recently purchased the property and structure formerly known as The Design Center. It is the owners desire to include this structure into the Bull Creek Planned Unit Development (PUD). The new owner of the structure is referring to this tract of land as "The Tower Lot" and the property is approximately 0.83 acres in size and is Lot 2 of the Bull Creek Road Subdivision recorded in 1966 in Volume 28, Page 17 of the Travis County Plat Records. The inclusion of this lot into the PUD necessitates that all of the existing exhibits be updated, including but not limited to the Land Use Plan, Impervious Cover Calculations and the Tree Survey. The inclusion of the new lot also created new exhibits to be added to the existing ordinance. Some of those exhibits are the Slope Analysis, Revised Q1 & Q2 Tables, Critical Environmental Features and Tree Protection. The existing structure is to remain and will be used as an office for the architects and engineers that are working on the main house currently under construction. At the conclusion of construction the Tower Lot structure will serve as an additional "guest" house.

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Bull Creek PUD is comprised of approximately fifty four (54) acres and fronts on Lake Austin and Bull Creek. The requested Planned Unit Development (PUD) zoning district is in keeping with the purpose statement of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	I-LA	Office/Residential
NORTH	PUD	Single Family Residential
SOUTH	LA	Agricultural/undeveloped
EAST	SF-2	Single Family Residential
WEST	SF-2	Agricultural

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C814-75-002 The Courtyard	From I-SF-3 to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]
C814-74-005 Cat Mountain Villas	From SF-3 to PUD	Approved PUD [Vote: 7-0]	Approved PUD [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- North Austin Neighborhood Alliance
- 2222 Property Owners Assoc.
- Long Canyon HOA
- Glen Lake Neighborhood Assoc.
- 2222 Coalition of Neighborhoods
- Courtyard HOA
- Middle Bull Creek Neigh. Assoc.
- Steiner Ranch Comm. Assoc.
- Comanche Trail Comm. Assoc.
- River Place Residential Assoc.
- Canyon Creek HOA

SCHOOLS:

Highland Park Elementary School
 Lamar Middle School
 McCallum High School

SITE PLAN COMMENTS RECEIVED:

- SP 1. Phasing of the PUD development is recommended to ensure adequacy of existing or proposed off-site roadways, utility systems, or other public facilities.
- SP 2. Describe the type of existing and proposed residential uses per tract and/or phase (and or lot(s)?), including: maximum density (will there be a limit on the number of "additional guest houses"?), maximum FAR, maximum height, minimum lot size and width, and any other site development requirements deemed appropriate. Show as a table on the land use plan.
- SP 3. If structures are proposed in excess of sixty feet in height, schematic drawings shall be provided which illustrate the height, bulk and location of such buildings and line of sight analyses from adjoining properties and/or rights-of-way. See submittal requirements. What are the heights of the proposed buildings? What is the height of the proposed wind turbine?
- SP 4. The PUD must comply with the Hill Country Roadway requirements.

TRANSPORTATION COMMENTS RECEIVED:

- TR1. No transportation comments at this time.

ENVIRONMENTAL COMMENTS RECEIVED:

- EV 1 Please provide an amended environmental assessment that includes data on the Tower addition.
- EV 2 Please revise the plan sheet exhibit and show how this new addition affects the PUD impervious cover.
- EV 3 Please provide a revised Tree survey exhibit. Survey should cover all trees 8" and larger. Also, after speaking with the City Arborist, we are both inclined to treat this proposed addition under current code as it is being submitted after the adoption of the Heritage Tree Ordinance. Therefore, all trees larger than 24" would be subject to the new ordinance for review on any future re-development and it should be noted this way in the PUD amendment.
- EV 4 Please provide revised slope map and construction on slopes map exhibits to include the proposed Tower parcel and existing conditions.
- EV5 Please revise the Hill Country Roadway Calculations to indicate how this addition modifies the 40% natural area buffer requirement.

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CITY COUNCIL DATE: December 15th, 2011

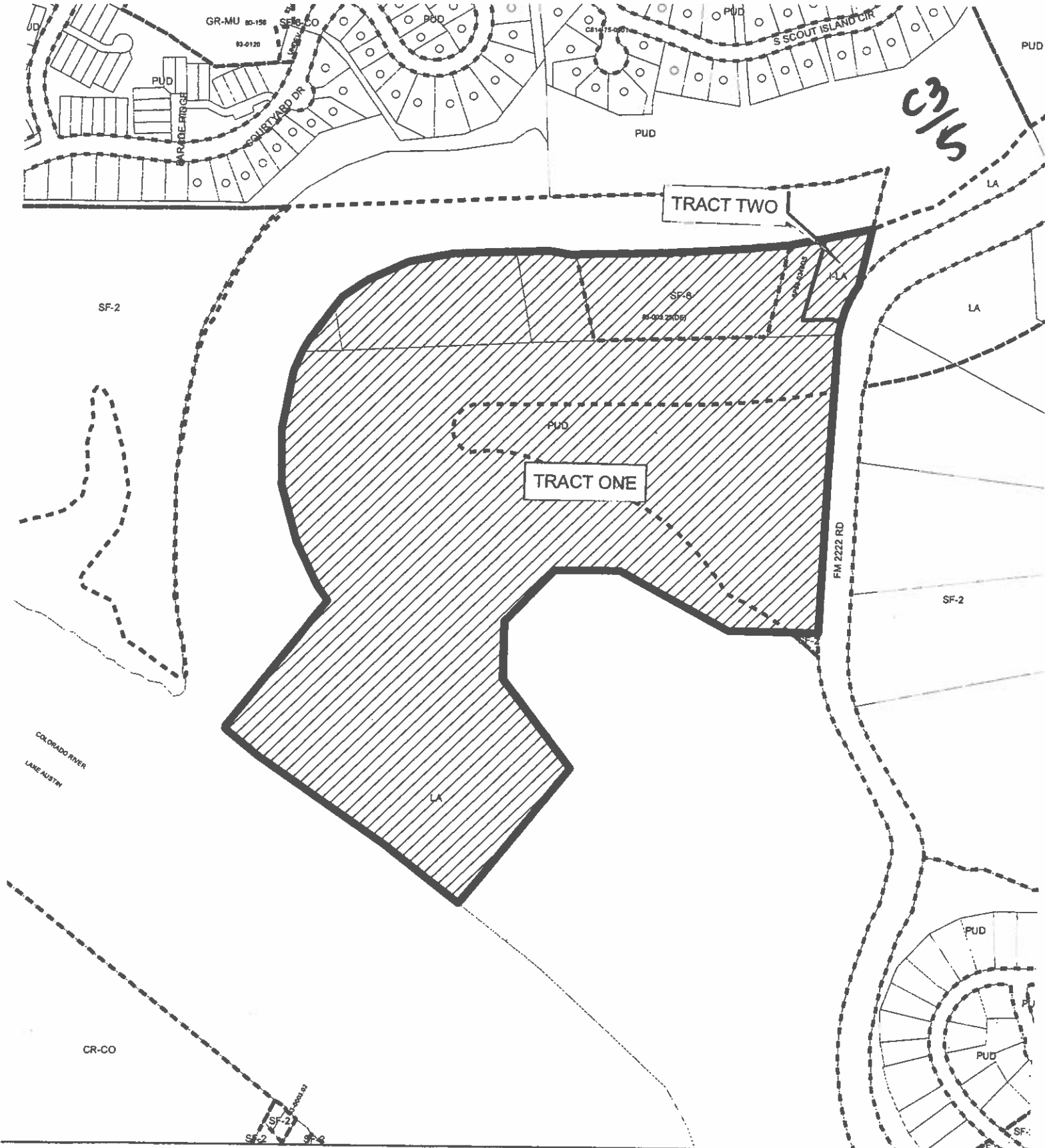
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



C3/6




TRACT TWO

TRACT ONE

FM 2222 RD

COLORADO RIVER
LANE AUSTIN



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2009-0139.02
 LOCATION: 4909 FM 2222 RD
 SUBJECT AREA: 54.7041 ACRES
 GRID: G29
 MANAGER: CLARK PATTERSON



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.



TRACT TWO

TRACT ONE

CAPITAL OF TEXAS HWY
COURTYARD DR

HOUSTON CIR

LOUISIANA DR

900

CONNEC CIR

VEVODERF ST

WEST SLOPE DR

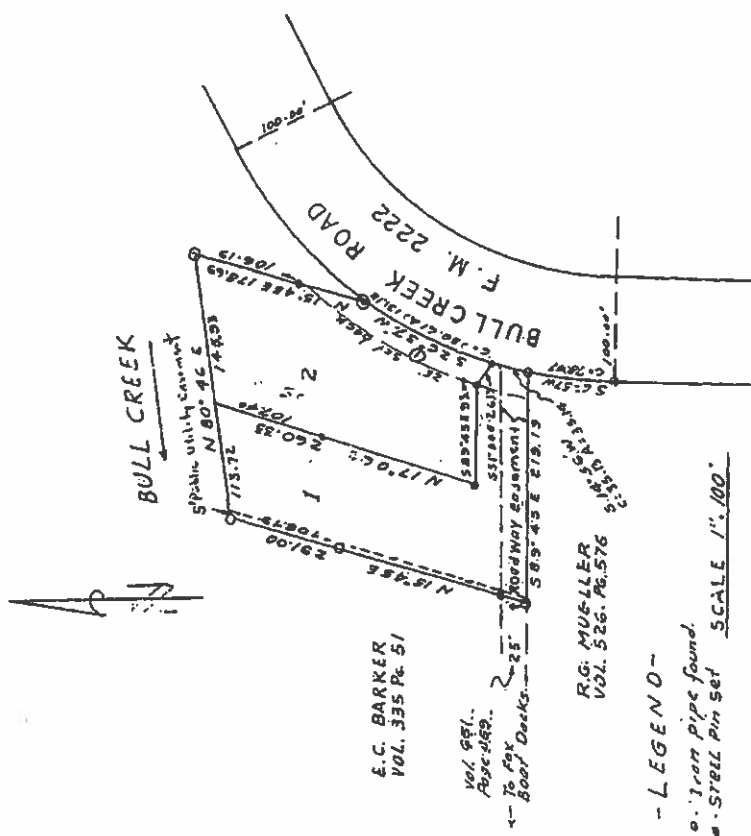
PALM DE PR

CHAMBER RD

LACUNA LN

CR

BULL CREEK RD. SUBDIVISION



"NOTE" The lots in this subdivision are hereby restricted from occupancy until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source, in adequate and sufficient supply for family use and operation of a septic tank and system.

CURVE DATA

- 1. 23' 21"
- 2. 84' 23"
- 3. 108' 20"
- 4. 165' 11"

- LEGEND -

- o - Iron Pipe found.
- - Steel Pin Set

E.C. BARKER
VOL. 335 Pgs. 51

Vol. 991.
Pg. 489.
Boat Docks - 25'

R.G. MUELLER
VOL. 526 Pgs. 576

THE STATE OF TEXAS COUNTY OF TRAVIS. KNOW ALL MEN BY THESE PRESENTS: That I, Walter R. Carrington, owner of that certain tract of land out of the Thomas J. Chambers Survey, in Travis County, Texas, conveyed to me by Deed of Record in Volume 2125, Page 137, all in the Deed Records of Travis County, Texas, do hereby subdivide 1.70 acres of land in accordance with this plat, said subdivision to be known as Bull Creek Rd. Subdivision, and do hereby dedicate to the public the streets and easements shown hereon.

WITNESS MY HAND, this the 3rd day of August, A.D., 1965.
Walter R. Carrington, Walter R. Carrington
THE STATE OF TEXAS COUNTY OF TRAVIS. BEFORE ME, the undersigned authority, on this day personally appeared Walter R. Carrington, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of August, A.D., 1965.
Joan Starnes, Notary Public, Travis County, Texas
APPROVED FOR ACCEPTANCE on the 14th day of Feb., A.D., 1966.
Hoyle M. Osborne, Director, Department of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas on this the 14th day of Feb., A.D., 1966.
David S. Barrett, Chairman
FILED FOR RECORD at 4:29 o'clock P.M. on the 15th day of Feb. A.D., 1966. Miss Emalie Limberg, Clerk, County Court, Travis County, Texas.
By: *Frieda Wacker*, Deputy

THE STATE OF TEXAS COUNTY OF TRAVIS. I, Miss Emalie Limberg, Clerk of County Court, in and for the County Court aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 15th day of Feb. A.D., 1966, at 4:29 o'clock P.M. and duly recorded on the 15th day of Feb. A.D., 1966, at 4:30 o'clock P.M. in the plat records of said County in Book 18, Page 19. WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this date last written above.
Emalie Limberg, Miss Emalie Limberg, Clerk County Court, Travis County, Texas

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares shall be the responsibility of the owners and/or developers of the tract of land covered by this plat and shall be constructed in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said Court assumes no obligations to build such streets, roads, and other public thoroughfares or of building any bridges or culverts there-with.

THE STATE OF TEXAS COUNTY OF TRAVIS. I, Miss Emalie Limberg, County Clerk of Travis County, Texas, do hereby certify that on the 14th day of Feb., 1966, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat, and that said order has been duly entered in the minutes of said Court in Book 3, Page 360.
WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of Feb., 1966.
Emalie Limberg, Miss Emalie Limberg, Clerk, County Court, Travis County, Texas

SEPTIC TANK NOTE: Each lot in this subdivision is hereby restricted from occupancy until a septic tank with a capacity of not less than 500 gallons and with a drain field of not less than 150 feet has been installed in accordance with the regulations of the City-County Health Officer and has been inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the subdividers.

EASEMENT NOTE: An easement 5 (five) feet in width is reserved along the rear of all lots, and along both sides of the dividing lines of all lots, for public utilities.

THIS IS TO CERTIFY that Austin City Code Chapter 23.27 of 1954 has been complied with.

Date: *July 1965*
SURVEYED BY: *Clinton P. Rippey*
Clinton P. Rippey
Registered Public Surveyor #1455

374

02.11.10