

BRIEFING SUMMARY SHEET

DEVELOPMENT ASSESSMENT CASE NUMBER: CD-2011-0010

REQUEST:

Presentation of a Project Assessment Report for the Covered Bridge Planned Unit Development (PUD) located at the southwest corner of S.H. 71 West and Covered Bridge Road, within Williamson Creek Watershed – Barton Springs Zone.

DEPARTMENT COMMENTS:

The Applicant has submitted a project assessment for a 38.122 acre project to be known as the Covered Bridge Planned Unit Development (PUD). The PUD proposes land uses that are consistent with community commercial-mixed use (GR-MU) zoning district, with the following specific uses: 250 multifamily units, 8,000 square feet of general retail, 8,000 square feet of restaurant, 16,000 square feet of administrative/ business office, and a 105-bed congregate living facility. The congregate living facility is planned for a specific assisted living facility provider.

An analysis of entitlements and issues affecting the project show several subdivisions and site plans on the four tracts that comprise the PUD, and City staff has determined that the Covered Bridge PUD is allowed to develop under pre- S.O.S. watershed regulations. As part of the PUD Tier One / Two requirements, the project proposes reducing the net site impervious cover from the allowed 50% to 30%. The project is located within the Edwards Aquifer Contributing Zone.

The PUD also exceeds Tier One requirements for open space, trails, tree preservation, parkland fees, and Tier Two provisions. It is projected that the PUD will generate significantly less traffic than previously approved developments on the properties.

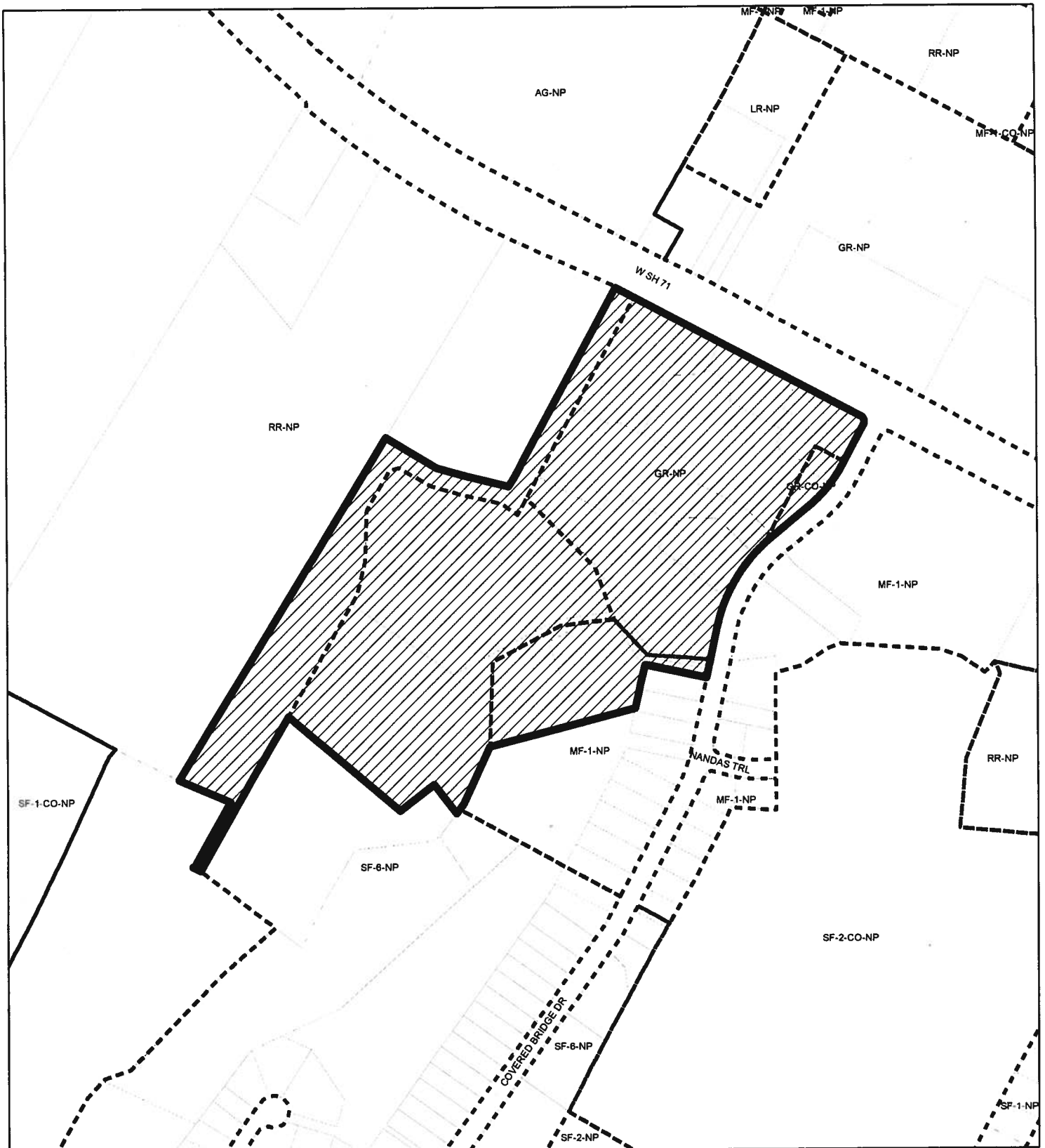
OWNERS/APPLICANTS: PPF AMLI Covered Bridge Drive, LLC (Tract One); CBAL Whitecrowe LLC (Tracts 2 & 4); Covered Bridge Section 8, LLC (Tract 3)

AGENT: Thrower Design (Ron Thrower)

CITY COUNCIL BRIEFING DATE: April 26, 2012

ASSIGNED STAFF: Heather Chaffin

Email: heather.chaffin@austintexas.gov
Phone: 974-2122



SUBJECT TRACT



ZONING BOUNDARY

1 inch = 400 feet

DEVELOPMENT ASSESSMENT

CASE#: CD-2011-0010

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Thrower Design

P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

November 11, 2011

Mr. Greg Guernsey, Director
Planning & Development Review
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Covered Bridge PUD – Development Assessment Submittal

Dear Mr. Guernsey,

This letter is submitted on behalf of all the applicants represented by this firm for the above referenced application. The purpose of this correspondence is to summarize the project and provide a statement of the purpose of the proposed Covered Bridge Planned Unit Development (PUD), the Land Use Plan, the Conceptual Plans, the Site Development Regulations, and, briefly discuss why the proposed Covered Bridge PUD meets the applicable requirements set forth in the Land Development Code (LDC) and should be approved by the City of Austin.

The proposed Covered Bridge PUD will include multiple uses across the property, provide extensive open space and is justified by the unique topography, site conditions, location, and design elements of the project. The PUD boundary totals 38.122 acres and is comprised of four tracts as show on Attachment #1. These four tracts are as follows:

Tract 1 –

Owner –	PPF AMLI Covered Bridge Drive, LLC
Size -	14.88 acres
Legal description –	Lots 1-A thru 7-A, Amended Plat of the Amended Plat of Lots 53-55, Block D, Covered Bridge Subdivision, Section 2 and Lots 1-4, Block A, Covered Bridge Subdivision, Section 7 recorded in

Document #201000036, Case # C8-2009-0119.0A. (See Attachment #2).

Current Zoning - "GR-NP", Community Commercial
Current FLUM - Mixed-use

Tract 2 -

Owner - CBAL Whitecrow, LLC
Size - 13.89 acres
Legal description - Lots 1 & 2, Block A, Covered Bridge Subdivision, Section 8 recorded in Document #200400100, Case # C8-03-0118.0A. (See Attachment #3).
Current Zoning - "SF-6-NP", Townhouse and Condominium Residence
Current FLUM - Multifamily

Tract 3 -

Owner - Covered Bridge Section 8, LLC
Size - 3.255 acres
Legal description - Lots 3 & 4, Block A, Covered Bridge Subdivision, Section 8 recorded in Document #200400100, Case # C8-03-0118.0A. (See Attachment #3).
Current Zoning - "MF-1-NP", Multifamily Residence Limited Density
Current FLUM - High-Density Single Family (Lot 3) & Multifamily (Lot 4)

Tract 4 -

Owner - CBAL Whitecrow, LLC
Size - 6.097 acres
Legal description - Portion of Lot A, Whitecrowe Addition recorded in Plat Book 87, Pages 15A, 15B, Case # C8s-84-069. (See Attachment #4).
Current Zoning - "RR", Rural Residential
Current FLUM - Rural Residential

The subject property is currently 11 subdivided lots and 1 portion of a legal lot. The portion of a legal lot is all of Tract 4 and will be addressed prior to finalization of this PUD process by means of amending the Whitecrowe Addition and Lots 1 & 2, Covered Bridge Subdivision, Section 8.

Existing development of the PUD property is solely an unpaved driveway on Tract 4 as a part of the City's Oak Hill Regional Detention Pond Site Plan # SPC-94-0373D for which the proposed Covered Bridge PUD will provide water quality for the driveway that was upgraded without any water quality facilities. This driveway also serves the existing house located on the remainder portion of the Lot A, Whitecrowe Addition. This unpaved driveway is currently within an access easement that serves all the properties contained within the PUD application, except Tract 3. This access easement will be modified prior to PUD approval to ensure that it has some level of water quality facility and to address issues raised by the multiple property owners.

The attached Land Use Plan (See Exhibit A) outlines the locations of the proposed uses within the PUD boundary, and the superiority elements that correspond to the Land Use Plan. The following is a description of the site development regulations, related code modifications, and superiority elements that correspond to the Land Use Plan.

Estimate for Development under Existing Zoning

Tract 1 has entitlements associated with Restrictive Covenants which were required by the City and recorded at Volume 10028, Page 0356 of the County Records (See Attachment 5) and in condition with Zoning Ordinance 86 1120-B (See Attachment 6), and that allow extensive development. These entitlements include 50% impervious cover, a maximum building area of 105,500 s.f., two curb cuts to SH 71, and development pursuant to the regulations to the Williamson Creek Watershed, Ordinances 801218-W, and 810319-M with certain exclusions from the strict application of even those ordinances. Subdivision plats for this property have been approved by the City in accordance with the mentioned watershed regulations. Furthermore, two Site Development Permits have been issued in conformance to the applicable rules under Case #'s SP-2005-1513C, and, SP-2008-0226C. The latest multiple phased Site Development Permit includes several high-intensity commercial buildings. The entitlements are perpetual with this property and many uses can be accommodated including a car dealership (for which recent interest has been shown), gas station or other more intense commercial developments. As such, the entitlements would allow for 7.44 acres of impervious cover and standard sedimentation / filtration water quality.

Tract 2 also has subdivision plat approval by the City in accordance with the mentioned watershed regulations. It has not yet obtained a site development permit, but is also subject to

the Restrictive Covenants mentioned above, which permit up to 50% impervious cover and 72 residential units. Approximately 6.945 acres of allowable impervious cover can be used for single-family detached housing or multifamily housing. The prior owner has already paid all the parkland fees for 52 residential units which would not be used due to the nature of the planned use on Tract 2.

Tract 3 also has subdivision plat approval by the City in accordance with the mentioned watershed regulations. It has not yet obtained a site development permit, but is also subject to the Restrictive Covenants mentioned above, which permit up to 50% impervious cover and 78 residential units. Approximately 1.6275 acres of impervious cover can be used for single-family detached housing or multifamily housing.

Tract 4 is primarily the access easement property that serves multiple property owners. The current driveway varies in width and is approximately 1.038 acres of impervious cover. This driveway is allowed to be expanded to 25' in width to accommodate for access to the multiple residential units which it will serve. A 25' driveway would equate to 1.386 acres of impervious cover. The new driveway will be an all-weather driveway that will be an upgrade over the existing City access to the Oak Hill Regional Pond.

The combined development entitlements afforded to the property today entail 17.3985 acres of impervious cover, 105,500 s.f. of commercial building area, 150 residential units, and standard sedimentation / filtration water quality.

Proposed Site Development Regulations

The overall proposed base zoning and overlay district for the Covered Bridge PUD is "GR-MU", Community Commercial - Mixed-Use. All permitted land uses in the "GR-MU" base zoning district shall be permitted except as modified under Exhibit B which clarifies prohibited uses, accessory uses, and permitted uses and shall be the governing document for any uses to be located within the Covered Bridge PUD Boundary.

Proposed Code Modifications

In order to accomplish the proposed Land Use Plan, code modifications are requested. These modifications are outlined in Exhibit C.

Proposed Superiority

The Covered Bridge PUD will provide development superior to development that would occur under existing zoning and current entitlements to the property. Exhibit D provides a list of Tier One requirements with a brief explanation as to the meeting or adjustment of the requirement. Tier Two requirements are shown on Exhibit E with a brief explanation as to each of these provisions. There is not a request for Development Bonuses associated with the Covered Bridge PUD application.

Additional superiority can be in the Ecological Preservation and Rehabilitation Plan attached as Exhibit F, the Green Building and Environmental Benefits Plan attached as Exhibit G, and, the General Sitework Plan attached as Exhibit H.

Supportive documents relating to the overall physical site development opportunities associated with Covered Bridge PUD can be found with Surrounding Zoning Plan attached as Exhibit I, Slope Map attached as Exhibit J, and, Cut / Fill Map attached as Exhibit K. All of these exhibits clearly find that the site conditions are supportive of the proposed use and development of the Covered Bridge PUD as planned.

To further clarify the general intent of a proposed development for the Covered Bridge PUD, we developed Conceptual Plans for the two areas of identified development. The Conceptual Plan can be found as Exhibit L for Tracts 1, 2 & 4. The design of both Conceptual Plans of the two development areas has been systematically founded on all relevant data associated with the entire project and best management practices based on years of professional experience of the consultant team. The factors that were used to arrive at these Conceptual Plans include boundary, tree, topographic, slope, cut / fill, creeks, setbacks, current entitlements, traffic, water quality, drainage and use information to name a few of the major items. The consultant team associated with the Covered Bridge PUD that was instrumental in the joint preparation of the Conceptual Plans and proposed Covered Bridge PUD documents are as follows:

Engineer: AMC Design Group, Inc.
Chris McComb, P. E., President
P. O. Box 18058
Austin, Texas 78760
512/560-0378

Engineer: Urban Design Group
Don Sansom, P.E.
3660 Stoneridge Road, Suite E101
Austin, Texas 78746
512/347-0040 x111

Landscape Architect: dwg.
Daniel Woodroffe, RLA, Principal
Owen Snell, LEED AP
411 Brazos Street, Suite 99
Austin, Texas 78701
512/539-0745

Architect: RUNA Workshop, LLC
Aaron Vollmer, AIA, Principal
Jean Pierre Trou, Associate AIA, Principal
823 Congress Avenue, Suite P-2
Austin, Texas 78701
512/940-2387

Architect: Clifford Wong Architects, Inc.
Clifford Wong, AIA
5757 Alpha Road, Suite 505
Dallas, Texas 75240
972/788-1704

Land Planner: Thrower Design
Ron Thrower
P.O. Box 41957
Austin, Texas 78704
512/476-4456

In addition to providing a true mixed-use development with apartments, retail, office, restaurants, and much-needed assisted living facilities, the entire 38.122 acre Covered Bridge PUD is proposed with 11.0 acres of impervious cover. This equates to 28.86% impervious cover across the entire PUD boundary. Water quality will be to non-degradation standards for Tracts 2 & 4. A large wet pond is proposed for Tract 1 that will provide water quality for Tract 1, a portion of Tract 4, for a total of +/-26 acres of upstream / offsite and untreated storm water run-off that includes the abutting 3.6 acres of S. H. 71 roadway / right-of-way. Please refer to Exhibit M for

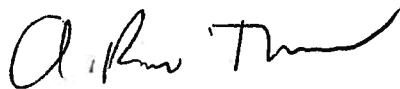
more detailed information on drainage and water quality prepared by Chris McComb of AMC Design Group, Inc..

Tree and natural area preservation is extensive throughout the Covered Bridge PUD. Almost 50% of the PUD boundary is set aside for habitat preserve, open space and walking / riding trails. Most of the trails will be for public use and will connect with other greenbelts and City owned lands.

Xeriscape landscape design principals are proposed to minimize the impacts on the public water system. Additional measures will include rainwater harvesting where feasible and Integrated Pest Management Plans.

For the reasons outlined within the entirety of the proposed Covered Bridge PUD coupled with the abandonment of existing entitlements afforded to the property, the proposed Land Use Plan is superior and should be approved accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Ron Thrower". The signature is fluid and cursive, with a long horizontal stroke at the end.

A. Ron Thrower

EXHIBIT A

COVERED BRIDGE PUD		
COMPARISON TABLE OF EXISTING vs. PROPOSED		
January 4, 2012		
ITEM	EXISTING ENTITLEMENTS	PROPOSED PUD
USES	COMMERCIAL CONGREGATE LIVING RESIDENTIAL UNITS	COMMERCIAL CONGREGATE LIVING RESIDENTIAL UNITS
WATER QUALITY CONTROLS	WILLIAMSON CREEK	S.O.S. AND REGIONAL WET PONDS
IMPERVIOUS COVER	60%	30%
TRAFFIC (TRIP GENERATIONS)	26,976 TRIPS PER DAY (est Scenario)	< 8,000 TRIPS PER DAY
COMMUNAL OPEN SPACE	NONE REQUIRED	CERTAIN
TRAILS	NONE REQUIRED	CERTAIN
HERITAGE TREE	EXEMPT	COMPLIANCE
GREEN BUILDER	NONE	COMPLIANT
DEVELOPMENT SETBACKS FROM CREEK	WILLIAMSON CREEK (MODIFIED)	GREATER
INTEGRATED PEST MANAGEMENT	NO	YES
TREE PRESERVATION	LESS	MORE
VEHICLES CROSSING CREEK	MORE	LESS
PUD TIER ONE REQUIREMENTS	NONE	ALL
PUD TIER TWO REQUIREMENTS	NONE	MOST
SUSTAINABILITY	NONE	CERTAIN
PARKLAND FEES	-\$7,000	ADDITIONAL \$128,700
DRIVEWAYS TO SH 71	2	1

Thrower Design

P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

April 10, 2012

Ms. Heather Chaffin, Case Manager
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Covered Bridge PUD Development Assessment – CD-2011-0010
Response to Development Assessment Master Comment Report dated April 5, 2012

Dear Ms. Chaffin,

Thank you for the comment report for the above referenced project. We look forward to working with you as this project progresses through the various processes at the City of Austin. The following is to serve as a response to the Master Review Report dated April 5, 2012. For clarity, the City comments are listed below in black, serif typeface and our responses are listed in a bold, blue, sans serif typeface.

Dev Assessment - Water Quality - Jennifer Groody, P.E. - 974-6361

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WET POND

WQ 1. ECM 1.6.6(A)(2) requires a minimum drainage area of 20 acres for a wet pond. The drainage area to the pond must be large enough to allow an adequate supply of runoff.

Response: We understand the ECM rule and will design a fully compliant wet pond. The drainage area we have selected for the wet pond is 40.0 acres and includes 13.0 acres of on-site drainage area, and 26.0 acres of off-site drainage area. The off-site area includes both developed and un-developed land, much of which will get water quality treatment that it currently does not receive.

WQ 2. The permanent pool volume should be increased to account for volume losses from 15-years of sediment build-up. If the contributing drainage area contains only uplands, an increase in volume by 5% of the required permanent pool volume is sufficient to account for this loss. If the pond is located where it may receive streambed loads, a more detailed analysis will be required to account for storage losses.

Response: We agree with this requirement and will design a wet pond with the additional volume required to counteract the sediment build-up over time. Our current design based on the pond that was submitted with the development assessment included a 5 percent volume increase. We do not feel that the pond will receive streambed loading, so the 5 percent should be adequate to meet this rule.

WQ 3. ECM 1.6.6 requires “characterization of subsurface strata and groundwater through borings and/or piezometers, as per standard geotechnical investigation methods, must be performed with resulting information incorporated into the pond design.” This is an important aspect in the feasibility, design, and constructability of a wet pond.

Response: Constructability of a wet pond is always a concern, and we feel it is an important part in the design of a successful and functioning wet pond. The pond will be designed based on recommendations of the project geotechnical engineer, utilizing their subsurface exploration data.

WQ 4. In order to minimize turbulence, wet ponds are required to provide an extended detention volume designed to detain the one-year, three-hour storm for twenty-four (24) hours (ECM Table 1-9A). The extended detention volume cannot include the volume provided in the permanent pool, because the permanent pool is designed to be full at the start of the rainfall event. The extended detention volume is considered to meet stream bank erosion requirements.

Response: The wet pond will also include extended detention which will hold the volume of the City of Austin 1 year, 3-hour storm to act as a transitional buffer between the permanent pool and a large storm inflow. This top stage shall include native shrubs and trees and shall normally be dry, and maintained as a meadow to provide wildlife cover around the pond's perimeter.

WQ 5. The water balance should use a daily time step and account for all significant inflows (rainfall, runoff, supplemental water) and outflows (evaporation of open water, evapotranspiration of wetland vegetation/vegetated bench, seepage, water withdrawals), according to ECM 1.6.6(C)(5). The water balance must meet these requirements and take into account a range of climactic conditions, including dry and average years.

Response: The wet pond water balance will be designed based on the Environmental Criteria Manual. The mass balance will include historical rainfall data, evaporation, evapotranspiration, and various levels of site development loading to ensure the pond will maintain proper levels with and without supplemental water.

WQ 6. Per ECM 1.6.6(E)(4), "A nearby source for make-up (supplemental) water is recommended as a way to maintain an adequate permanent pool level should the level drop to a severe drought. This could include a well, a hose bib, or a nearby fire hydrant."

Response: Although the wet pond will be designed to function without make-up water, it is prudent to always have a supplemental water source during extended periods of dry weather, or during the early stages of the wet pond life due to minimal development density upstream. In order to protect the wet pond vegetation and the overall health of the pond, a supplemental water source will be included.

WQ 7. An Integrated Pest Management plan will be required.

Response: Noted. Part of the property within the Covered Bridge PUD boundary already has an Integrated Pest Management plan that was tied to a previous site development permit. The current IPM will be adapted to meet the needs of the proposed Covered Bridge PUD.

WQ 8. If groundwater is present or there is evidence of a hydraulic connection with the Edwards Aquifer, an impermeable liner will be required in accordance with the specifications outlined in ECM 1.6.2(C).

Response: This comment is noted. This should not be a problem since wet ponds tend to function better when they include a liner and will require less supplemental water over time.

RETENTION/REIRRIGATION

WQ 9. Irrigation on slopes greater than 10% is not allowed, per ECM 1.6.7(D)(3).

Response: Agreed, re-irrigation areas shall be located in areas with slopes less than 10 percent.

WQ 10. Per ECM 1.6.7(D)(3)(h), a soils report will be required for the proposed irrigation areas, including, but not limited to, a soils map verifying soil types in the irrigation area, permeability rates, soil depths, percent of coarse fragments gravel size (2.0 mm diameter) and larger, found on

the soil surface and in the subsurface soils, depth of roots, locations of borings or trenches, photographs of exposed soils, location and type of soil enhancement performed, soils testing results, etc.

Response: For a re-irrigation system to be successful, proper design knowledge of the existing soil along with physical properties of soil augmented with topsoil and compost are key items. The re-irrigation surface area will be directly related to recommendations by the project geotechnical engineer, utilizing their subsurface exploration data, their surface data, and other physical properties they test the soil for.

Dev Assessment - Drainage Engineering - Jennifer Groody - 974-6361

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DRAINAGE

DE 1. Detention of storm water is required for increase of runoff caused by the increase of impervious cover. If on-site detention is not desired, contact Jose Guerrero, P.E. of the Watershed Engineering Division, WPDRD for possible participation in the Regional Stormwater Management Program (RSMP). [DCM 8.2.0]

Response: All tracts are within the Williamson Creek watershed, and Williamson Creek passes through the PUD boundary from west to east towards the bridge at Covered Bridge Drive. Tracts 1, 2 and 3 all have boundaries that touch the creek, and they are participants in the Regional Stormwater Management Program (RSMP) for that watershed. Tract 4 does not have RSMP status. Stormwater detention for Tract 4 will be provided according to the DCM for all required storm return periods, or a request for participation in the RSMP will be made. Conveyance from all 4 tracts shall be provided to Williamson Creek, and will meet or exceed the 2-year storm requirements for stream bank erosion protection.

DE 2. The 100 year floodplain must be contained in drainage easements. [LDC 25-7-152]

Response: This is noted, and will not be an issue. In fact, the Covered Bridge PUD will benefit from a recent capital improvement project of adding additional capacity to the existing Williamson Creek bridge structure at Covered Bridge Drive. This provides an opportunity to actually reduce the drainage easement area and reclaim some of the land that was previously in the floodplain. We are

currently in discussions with the city floodplain management department regarding the proposed FEMA Letter of Map Revision regarding the area upstream of this bridge.

TRANSPORTATION

DE 3. Private streets must provide adequate vehicular access to all buildings and lots by emergency and service vehicles [TCM 1.4.3E]

Response: This comment is noted, and will be provided for with the final site layouts.

DE 4. The appropriate standards will be determined by the functional classification of the street. Applicable standards include geometric design criteria, pavement design, sidewalks, and clear zones. [TCM 1.4.3E(3)]

Response: This comment is noted, and will be provided for with the final site layouts.

Dev Assessment - Flood Plain Review - David Marquez - 974-3389

FP1 The pond that is in the floodplain appears to be fill in the floodplain. The pond will need to be relocated out of the floodplain or will need to be compensated by equal amount of cut in the floodplain. Calculations will be needed to show that cut and fill will balance.

Response:

This is noted, and will not be an issue. Per our response for DE2, the pond shown in the development assessment was located in an area that will not be in the floodplain once a letter of map revision is completed with regards to a recent capital improvement project of adding additional capacity to the existing Williamson Creek bridge structure at Covered Bridge Drive. This project reduced the 100-year ultimate floodplain upstream from the culverts by over 1.3 feet based on a City of Austin computer model of the creek. This provides an opportunity to actually reduce the drainage easement area and reclaim some of the land that was previously in the floodplain. We are currently in discussions with the city floodplain management department regarding the proposed FEMA Letter of Map Revision regarding the area upstream of this bridge.

Dev Assessment - Site Plan - Donna Galati - 974-2733

SP 1. Staff does not recommend 10 years or exemption from Project Duration. In order to obtain more than 3 years per site plan, a site plan can be submitted with an MGA request for additional years.

Response: The owners of the property are desirous to seek a 10 year project duration with this application as the PUD process and MGA process are both decided by the Austin City Council. Rather than divide the processes, we are hopeful to contain as much in a single process as possible to eliminate multiple processes and multiple trips to the ever-busy City Council agendas.

SP 2. Put a note on the land use plan and include the 3-star green building requirement in the ordinance.

Response: Note has been added to the Land Use Plan.

SP 3. Note on the land use plan and include in the ordinance: Compliance with Subchapter E (Commercial Design Standards) required.

Response: Note has been added to the Land Use Plan. As this is currently a requirement and not requested to be excepted, there is no reason to put duplicating regulation requirements in the future ordinance.

Dev Assessment - Transportation - Sangeeta Jain - 974-2219

TR1. A traffic impact analysis (TIA) will be required for the proposed development on all tracts. The previous TIA (done with SP-05-1513C) has been outdated. Project completion for SP-05-1513C was assumed in year 2008, and traffic volumes/calculations were based on data available at that time. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142].

Response: An updated TIA should not be required due to the significant decrease in trips compared from what was approved to what is proposed with this application. The previous landowner paid for the installation of a traffic signal at the intersection of SH 71 and Covered Bridge Drive which was a significant factor the success of the currently approved TIA.

TR2. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for. Additional right of way dedication / reservation may be required for SH 71.

Response: We will coordinate this matter with the State. It is important to understand that the two previously approved site plan as well as the subdivisions

of the property had already prompted review by the State and they have signed off on all applications thus far reflecting the right-of-way as is.

TR3. Staff does not support the modification as presented in Exhibit C from Sec 25-4-171(A).

Response: The intent of this request is to clarify what is already allowed by Code under Subchapter E and to also allow for lots used for drainage purposes. As the development of the various sites within the PUD will likely contain more than 5 acres, according to Subchapter E, Commercial Design Standards, Internal Circulation Routes are required. According to Section 2.3.1.B.6 internal lots abutting Internal Circulation Routes are allowed to be subdivided without frontage on a public street. For the future pond and water quality areas, as long perpetual maintenance is in place in the form of easements for access, there is no need to provide for actual frontage to a public street. These variances, when used properly, will promote an orderly subdivision of the land.

TR4. Please demonstrate how you are meeting PUD Tier One requirements for “provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways”.

Response: Adequate facilities are nearby to the development. As with all developments of this size, coordination with Capitol Metro will occur to assure that all reasonable connections are accommodated.

TR5. Per Sec 2.3.2, “A PUD containing a retail, commercial, or mixed use development must comply with Chapter 25-2, Subchapter E (Design Standards and Mixed Use)”. The requirements of Subchapter E pertinent to the site are dependent upon the site’s principal roadway type; and as this site is over 5 acres, Internal Circulation Routes (ICRs) are considered the principal roadway. Please demonstrate how the site complies with this section of the code.

Response: We acknowledge that Subchapter E regulations will apply. The Conceptual Site Plans are provided for informational purposes only and are not intended for permitting at this time. When a final site plan is prepared for submittal for a Site Development Permit all aspects of Subchapter E will be addressed including any Alternative Equivalent Compliance matters that are necessary to protect environmental features or other site conditions that would not allow for strict compliance.

TR6. Per Tier Two Requirements, “Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code”. Demonstrate compliance with this criteria in the PUD.

Response: We expect that more formal discussions will occur during the actual PUD process to provide for connections to existing and private trail and bike facilities as these are proximate to the project.

- TR7. Per Tier Two Requirements, “Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements”. Demonstrate compliance with this criteria in the PUD.

Response: To the extent feasible, some of the trails will be accessible for persons with disabilities.

- TR8. Staff does not support reducing bicycle parking requirement as presented in Exhibit H.

Response: We believe that this will actually be an increase in the required bicycle parking for the overall site. As such we can address this as a dual bicycle parking requirement being the current code and this modification to reflect that the most bicycle spaces required using both methods will be the minimum provided.

- TR9. Staff does not support reducing sidewalk width requirement as presented in Exhibit H.

Response: The intent is to provide minimums where other minimums are not provided so as to provide for a clearly walkable site. It is not the intent to reduce any sidewalk minimum width requirements.

- TR10. Sidewalks are required along SH 71. Sidewalks on State-maintained roadways must be approved by the Texas Department of Transportation. TCM, 4.2.5. A written sign-off from TXDOT is required prior to site plan release.

Response: We understand and will coordinate this with the State. On two previous occasions the State has signed off on the sidewalks within the right-of-way of SH 71.

- TR11. Per Sec 3.2.3, “For non- residential uses, a land use plan must include the number of curb cuts or driveways, which must be the minimum necessary for adequate access to the site”. Demonstrate compliance with this criteria in the PUD.

Response: The 15 acre Tract 1 site is allowed 2 driveways to SH 71 and the two-time approved commercial site plan was approved with two driveways to SH 71 and two driveways to Covered Bridge Drive. Tract 4 has a current driveway to SH 71. The plan is to reduce the number of driveways from 3 to 2 on SH 71 and from 2 to 1 on Covered Bridge Drive.

- TR12. Driveways on State-maintained roadways must be approved by the Texas Department of Transportation. A written sign-off is required prior to site plan release. Please contact Gary

Morris, TxDOT – Austin Driveway Permit Office, at 832-7112 or via email: gmorri4@dot.state.tx.us for more information.

Response: We understand and will coordinate this with the State.

TR13. Additional comments may be provided when more complete information is obtained.

Dev Assessment - Fire Review - Cora Urgena - 974-0184

FR1 The site must comply with all the applicable code provisions for fire department access roads, fire hydrant spacing and the required fire flows in accordance with the IFC.

ISSUED COMMENTS – 12/16/2011

Response: We fully expect the site to comply with all regulations of the Fire Department for safety and access purposes.

Dev Assessment - WWW - Howard Neil Kepple - 972-0077

FYI: The landowner intends to serve the development with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. All water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Response: We fully expect that the Austin Water Utility connections and associated infrastructure will be in full compliance with all applicable regulations.

Dev Assessment - Industrial Waste - John McCulloch - 972-1060

November 21, 2011
Approved

IW1. There are no requirements at this stage of the development process. The water and wastewater utilities will be evaluated with respect to Chapter 15-10 of the Austin City Code (Wastewater Regulations) when each site is reviewed under a site development permit.

Response: We fully expect that the Industrial Waste connections and associated infrastructure will be in full compliance with all applicable regulations.

Dev Assessment - Electric - David Lambert - 322-6109

EL 1. This PUD is within Austin Energy's service area.

EL 2. Any relocation of existing electric facilities shall be at developer's expense.

EL 3. Joe McNair at ph. 505-7526 is the Austin Energy contact person for electric service design.

Response: We fully expect that the Austin Energy connections and associated infrastructure will be in full compliance with all applicable regulations.

We look forward to working with all of the reviewers as this plan progresses through the various processes at the City of Austin. If you have any comments, concerns, or questions please contact me directly.

Sincerely,



A. Ron Thrower

TRACT 4
CBAL WHITECROWE, LLC
6.097 ACRES

TRACT 2
CBAL WHITECROWE, LLC
13.89 ACRES

TRACT 1
PPF AMLI
COVERED
BRIDGE DRIVE,
LLC
14.88 ACRES

TRACT 3
COVERED BRIDGE SECTION 8, LLC
3.255 ACRES

S. H. 71

COVERED BRIDGE DR

COVERED BRIDGE COVERED BRIDGE CR
SUBD SEC 2

4
CLUSTER AT
COVERED BRIDGE
CONDOMINIUM
AND

HANDS TR

WHITECROWE
ADDN

COVERED BRIDGE
SUBD SEC 2

WHITECROWE
ADDN

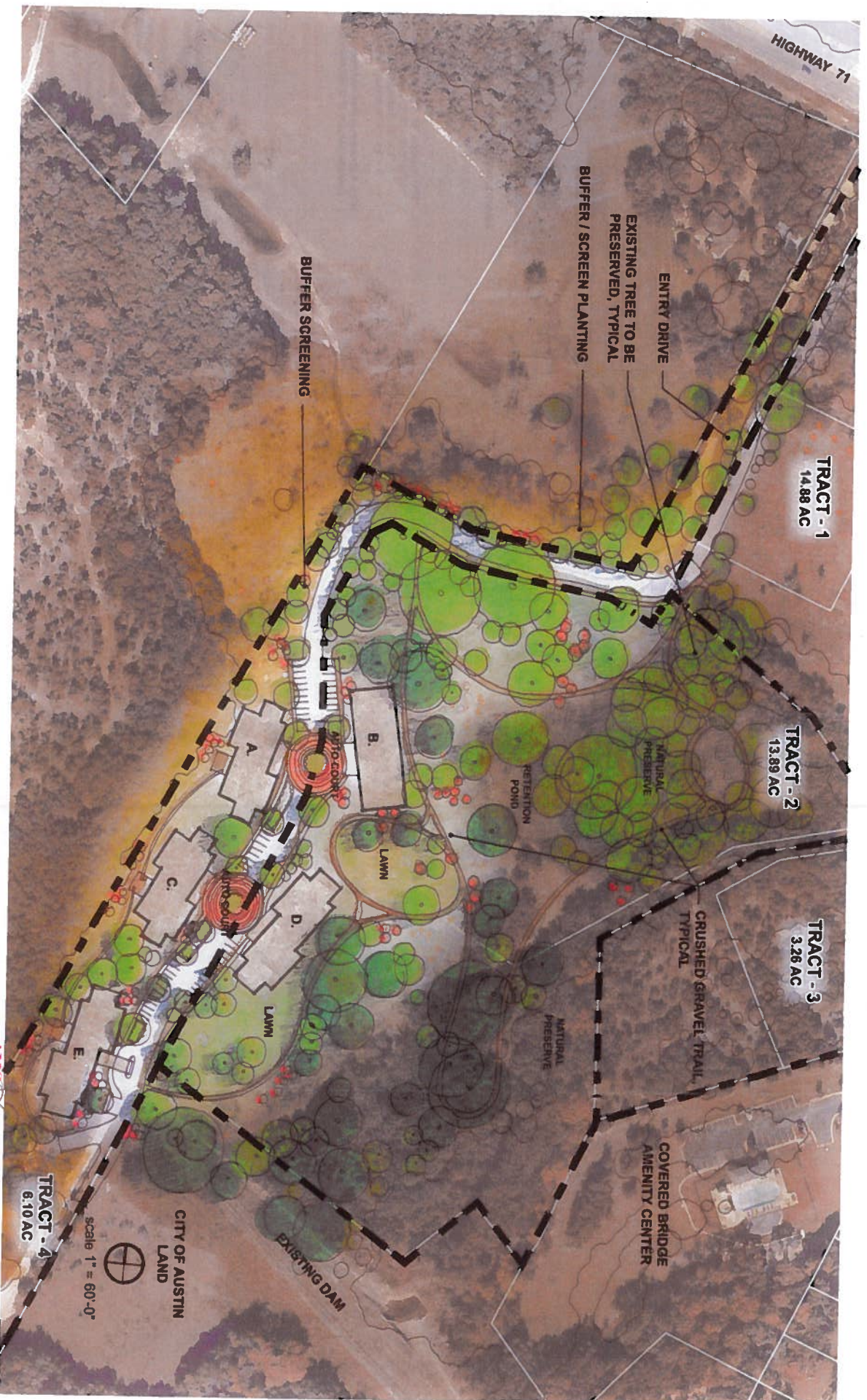
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Covered Bridge Village AMLI tract #1 - 60 scale - October 2011



Covered Bridge Assisted Living Facility

landscape masterplan - 60 scale - October 2011