

PROJECT BRIEFING SUMMARY SHEET

ZONING CASE NUMBER: C14-2012-0055 Amendment #1 (ORDINANCE NO. 20130307-056)

PROJECT NAME: Covered Bridge Planned Unit Development (PUD)

LOCATION: S.H. 71 West & Covered Bridge Road (southwest corner)

WATERSHED: Williamson Creek (Barton Springs Zone and Drinking Water Protection Zone)

ORDINANCE: PUD Tracts 1-3: 1982 Williamson Creek Ordinance (based on Restrictive Covenant)
PUD Tract 4: Save Our Springs Ordinance (current code)

REQUEST: Review proposed revision to land use plan to correct maximum building square footage on Tracts 2 and 4. A typographic error showed 100,000 square foot maximum; correct maximum is 150,000 square feet. *No changes to maximum impervious coverage or other environmental elements are proposed.*

STAFF RECOMMENDATION: Recommended for approval because the revision will not impact environmental elements of the project; clerical error by City staff.

DEPARTMENT COMMENTS:
The Covered Bridge PUD was approved by City Council on March 7, 2013. City staff mistakenly attached an incorrect exhibit to the ordinance that was recorded. The land use plan that had been reviewed and approved by staff allowed a maximum building square footage of 150,000 square feet on PUD Tracts 2 and 4. An earlier draft of the land use plan was attached to the ordinance, and a typographic error showed 100,000 square foot maximum.

The proposed PUD amendment does not alter impervious cover or any other environmental elements. However, the amendment is required to be processed through Environmental Board, Planning Commission and City Council.

APPLICANT: City of Austin (Jerry Rusthoven)

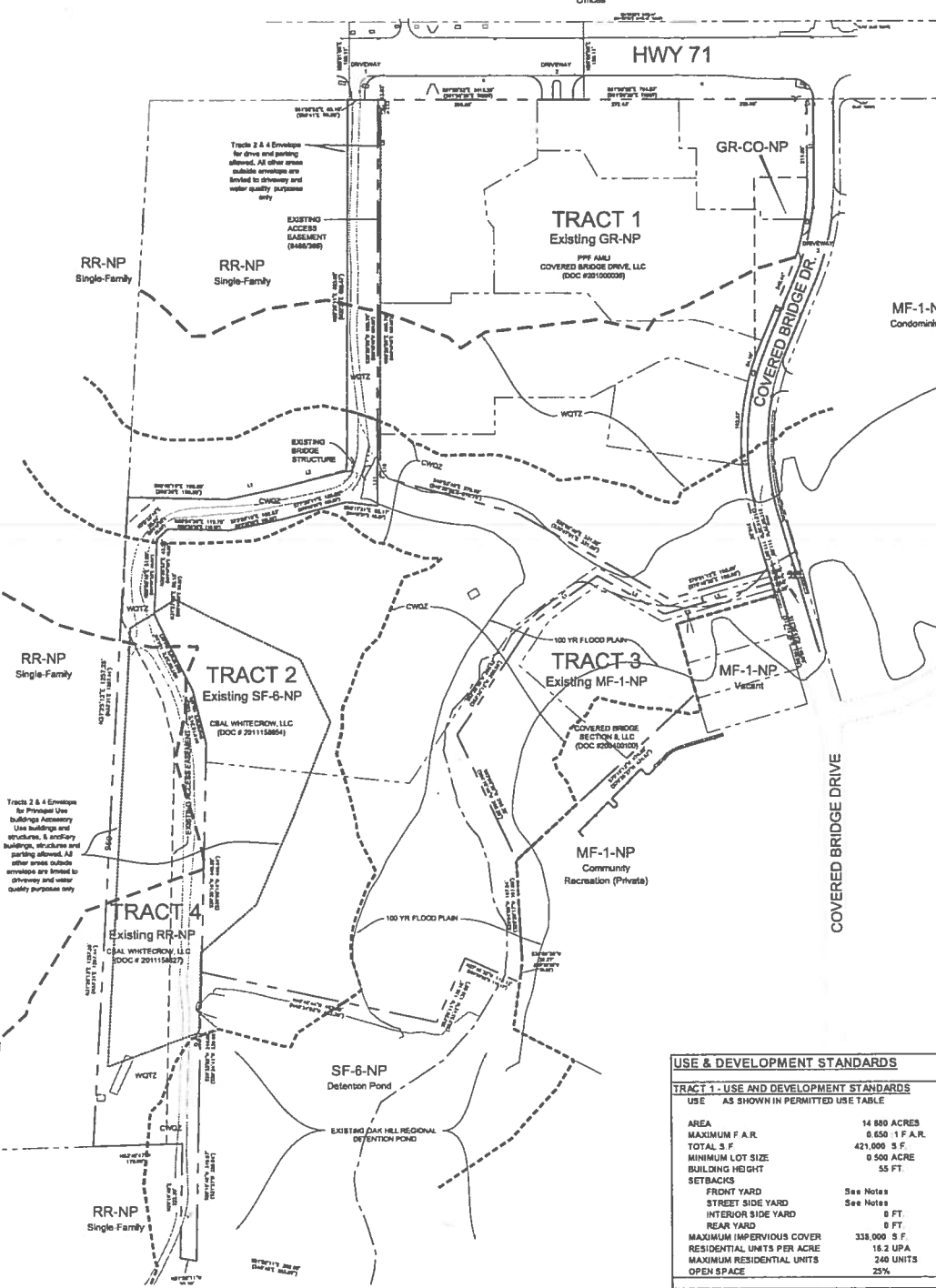
ENVIRONMENTAL BOARD BRIEFING: September 4, 2013

ASSIGNED STAFF: Heather Chaffin Email: heather.chaffin@austintexas.gov
Phone: 974-2122

AG-NP
Single Family

GR-NP
Fire Station &
Offices

SCALE: 1"=100'



PERMITTED USE TABLES

PERMITTED "GR-NP" USES FOR TRACT 1

- Condominium Residential
- Multifamily Residential
- Administrative & Business Offices
- Art Gallery
- Art Workshop
- Business or Trade School
- Business Support Services
- Consumer Convenience Services
- Consumer Repair Services
- Financial Services
- Food sales
- Funeral Services
- General Retail Sales (convenience)
- General Retail Sales (general)
- Medical Offices - exceeding 5000 s.f. gross
- Medical Offices - not exceeding 5000 s.f. gross
- Personal Improvement Services
- Personal Services
- Pet Services
- Professional Offices
- Research Services
- Restaurant (General)
- Restaurant (Limited)
- Software Development
- Community Garden
- Urban Farm
- College & University Facilities
- Communication Service Facilities
- Community Recreation (Private)
- Community Recreation (Public)
- Congregate Living
- Counseling Services
- Cultural Services
- Day Care Services (Commercial, General, Limited)
- Group Home, Class 1 (General)
- Group Home, Class 2 (Limited)
- Group Home, Class 3
- Guidance Services
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Residential Treatment
- Safety Services

PERMITTED "CONDITIONAL GR-NP" USES FOR TRACTS 2 & 4

- Condominium Residential
- Duplex Residential
- Group Residential
- Multifamily Residential
- Restroom Housing (Small Site)
- Restroom Housing (Large Site) - Conditional Use
- Single Family Attached Residential
- Single Family Residential
- Townhouse Residential
- Two-Family Residential
- Club or Lodge - Conditional Use
- College or University Facilities - Conditional Use
- Communication Service Facilities
- Community Recreation (Private) - Conditional Use
- Community Recreation (Public) - Conditional Use
- Congregate Living
- Counseling Services
- Cultural Services
- Day Care Services (Commercial) - Conditional Use
- Day Care Services (General) - Conditional Use
- Day Care Services (Limited)
- Family Home
- Group Home, Class 1 (General) - Conditional Use
- Group Home, Class 2 (Limited)
- Local Utility Services - Conditional Use
- Private Primary Educational Facilities - Conditional Use
- Private Secondary Educational Facilities - Conditional Use
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Safety Services - Conditional Use
- Community Garden
- Urban Farm

PERMITTED "GR-NP" USES FOR TRACT 3

- Community Recreation (Private)

USE & DEVELOPMENT STANDARDS

TRACT 1 - USE AND DEVELOPMENT STANDARDS

USE	AS SHOWN IN PERMITTED USE TABLE
AREA	14,500 ACRES
MAXIMUM F.A.R.	0.650 1 F.A.R.
TOTAL S.F.	421,000 S.F.
MINIMUM LOT SIZE	0.500 ACRE
BUILDING HEIGHT	55 FT.
SETBACKS	
FRONT YARD	See Notes
STREET SIDE YARD	See Notes
INTERIOR SIDE YARD	8 FT.
REAR YARD	8 FT.
MAXIMUM IMPERVIOUS COVER	33.000 S.F.
RESIDENTIAL UNITS PER ACRE	16.2 UPA
MAXIMUM RESIDENTIAL UNITS	240 UNITS
OPEN SPACE	25%

TRACT 2 & 4 - USE AND DEVELOPMENT STANDARDS

USE	AS SHOWN IN PERMITTED USE TABLE
AREA	19,967 ACRES
MAXIMUM F.A.R.	0.115 1 F.A.R.
TOTAL S.F.	150,000 S.F.
MINIMUM LOT SIZE	0.500 ACRE
BUILDING HEIGHT	40 FT.
SETBACKS	
FRONT YARD	25 FT.
STREET SIDE YARD	25 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	199,000 S.F.
RESIDENTIAL UNITS PER ACRE	0
OPEN SPACE	60.5%

TRACT 3 - USE AND DEVELOPMENT STANDARDS

USE	AS SHOWN IN PERMITTED USE TABLE
AREA	3,235 ACRES
MAXIMUM F.A.R.	0.000 1 F.A.R.
TOTAL S.F.	- S.F.
MINIMUM LOT SIZE	1,000 ACRE
BUILDING HEIGHT	- FT.
SETBACKS	
FRONT YARD	10 FT.
STREET SIDE YARD	10 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	0%
RESIDENTIAL UNITS PER ACRE	0 UPA
MAXIMUM RESIDENTIAL UNITS	0 UNITS
OPEN SPACE	100%

- NOTES:**
- The Covered Bridge PUD is subject to the Land Development Code as amended with the PUD Ordinance or Land Use Plan.
 - The Covered Bridge PUD is subject to Chapter 23A of the Land Development Code and the Environmental Criteria Manual as of March 1, 2013 as modified by the Ordinance.
 - Site Plans shall be submitted for review and approval for any improvements to the site. These site plans shall be submitted individually to the designated Tract numbers of the Covered Bridge PUD, or as a set by lot basis.
 - Impervious cover is limited to the specific impervious surface limits shown for each tract in the approved PUD ordinance.
 - There are no any Critical Environmental Features based on the Covered Bridge PUD.
 - The Owner of Tract 1 shall continue to hold and trust the abutting 1/4 section of the property with a beneficial use investment facility.
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 - All persons shall only use an unimproved PUD as shown on the City of Austin Land Use Plan at the time of the development permit.
 - All five acres shown on the map shall be a minimum of 17' undeveloped width with undeveloped fronting road of 10' and 25' wide for all tracts. The exception to this is the existing bridge crossing the creek which is designed at 25' width, as noted on the plan.
 - Include on a five acres roadway must not exceed 15%.
 - All development within Covered Bridge PUD shall comply with the City of Austin Land Development Code and the Environmental Criteria Manual as of March 1, 2013 as modified by the Ordinance.
 - Minimum landscaping requirements of the City of Austin Land Development Code will be required by at least 10% of the lot area and shall be subject to the City of Austin Land Development Code.
 - Landscaping is required.
 - General Bridge PUD will comply with Chapter 23.1, Subchapter L, of the City of Austin Land Development Code. The application of Administrative Subchapter L requires an option for development.
 - All buildings will comply with the Austin Energy Green Building (AEGB) Planned Land Development Program as set at the time of AEGB approval of the rating application.
 - The Covered Bridge PUD is limited to a 100' maximum building height as shown in the City of Austin Land Development Code and the Environmental Criteria Manual as of March 1, 2013 as modified by the Ordinance.
 - Recreational swimming shall be provided for Tract 1 with 1,000 gallons capacity and for Tract 2 & 4 with 1,500 gallons capacity. Collection treatment will be used on each tract for limited use irrigation.
 - The Circular Water Quality System (CWQS) shown on the Land Use Plan supersedes any previous description of a CWQS on any preceding document.
 - Water quality erosion control measures are permitted in the CWQS and WQTS of Tract 2 & 4 provided the impervious area is setback a minimum of 50' from the shoreline of any creek and not located in the 100-year flood plain.
 - Vegetated ditches shall be used for all water management within the CWQS and WQTS on Tract 2 provided the VFS is not located in the 100-year flood plain.
 - Recreation areas are allowed within the CWQS of Tract 1 as shown on the Land Use Plan.
 - Open space areas can be used for water quality mitigation and open space habitat including riparian habitat.
 - Development of the PUD is subject to the City of Austin Land Development Code and the Environmental Criteria Manual as of March 1, 2013 as modified by the Ordinance.
 - Tract 1 is limited to 10,000 S.F. of commercial space which includes any of the permitted uses shown on the Land Use Plan.
 - Designated Living and Commercial Services shall not exceed 200,000 S.F.
 - The shared access easement that provides access to the City of Austin Oak Hill Regional Detention Pond shall be maintained within the PUD property. This easement shall be maintained from time to time or replaced with another easement.
 - Subtract for any non-residential development on Tract 1 are as follows:
- | Tract | Building Setback | Front Setback | Other Setbacks |
|----------------------|------------------|---------------|----------------|
| Highway 71 | 25' | 15' | 15' |
| Covered Bridge Drive | 25' | 15' | 15' |
- Subtract for any non-residential development on Tract 2 are as follows:
- | Tract | Building Setback | Front Setback | Other Setbacks |
|----------------------|------------------|---------------|----------------|
| Highway 71 | 25' | 15' | 15' |
| Covered Bridge Drive | 25' | 15' | 15' |