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ZONING AMENDMENT REVIEW SHEET

CASE: C814-2012-0055.02 **P.C. DATE:** March 11, 2014
Covered Bridge Planned Unit Development (PUD) Amendment #2

ADDRESS: 6714 Covered Bridge Drive **AREA:** 38.13 acres

OWNERS: PPF AMLI Covered Bridge Drive, LLC (Tract 1); CBAL Whitecrowe LLC (Tracts 2 & 4); Covered Bridge Section 8, LLC (Tract 3)

APPLICANT: City of Austin Planning and Development Review Department (Jerry Rusthoven)

NEIGHBORHOOD PLAN AREA: Oak Hill Combined, (West Oak Hill)

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

SUMMARY STAFF RECOMMENDATION:
Staff recommendation is to amend the approved PUD to reduce the amount of multifamily units permitted on Tract 1 from 240 to 230, increase the amount of multifamily units allowed on Tracts 2 & 4 from 0 to 130, and increase the maximum allowable building height for Tracts 2 & 4 from 40 feet to 55 feet.

ISSUES:
The Covered Bridge PUD was approved by City Council on March 7, 2013, and a typographic error was corrected with Amendment #1 on October 3, 2013.

PLANNING COMMISSION RECOMMENDATION:
March 11, 2014:

DEPARTMENT COMMENTS:
The Applicant has requested the proposed amendment based on changes in proposed site development on Tracts 1, 2, & 4. Tract 1 is currently being developed with a mix of multifamily and commercial land uses, and the developers recognize that the site will be developed with 230 multifamily units, not 240. On Tracts 2 & 4, the previous plans to develop a congregate living facility were canceled, and a new proposal to develop up to 130 multifamily units would be possible with this PUD amendment. The multifamily units would require 55-foot height, instead of the 40-foot height of the congregate living facility.

Multifamily is a permitted land use on these tracts, but a maximum number of units was not established with the original PUD. Again, the proposed PUD amendment does not alter impervious cover or any other environmental elements. The PUD also still complies with the requirements of the Traffic Impact Analysis (TIA).

A copy of the zoning ordinance is attached, including the Land Use Plan. These are marked-up with the proposed changes. Also attached are detail areas showing the tables and notes being corrected on the Land Use Plan.

CITY COUNCIL DATE: April 10, 2014

ACTION: **ORDINANCE READINGS:** 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin **PHONE:** 974-2122
e-mail: heather.chaffin@austintexas.gov

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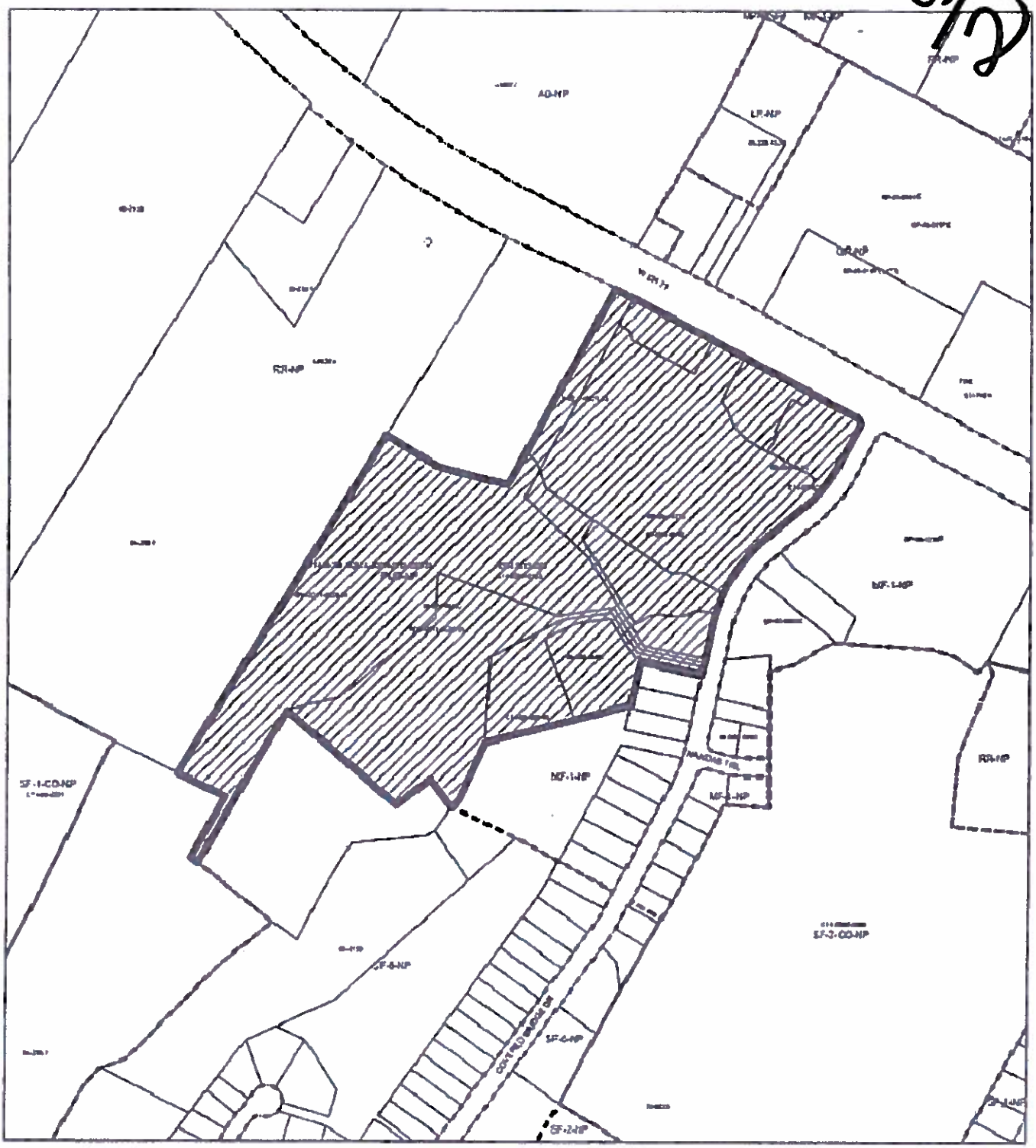

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2012-0055.02

1 " = 400 '

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.

PROPOSED CHANGES
C14-2012-0055.02
(SEE DETAILS)

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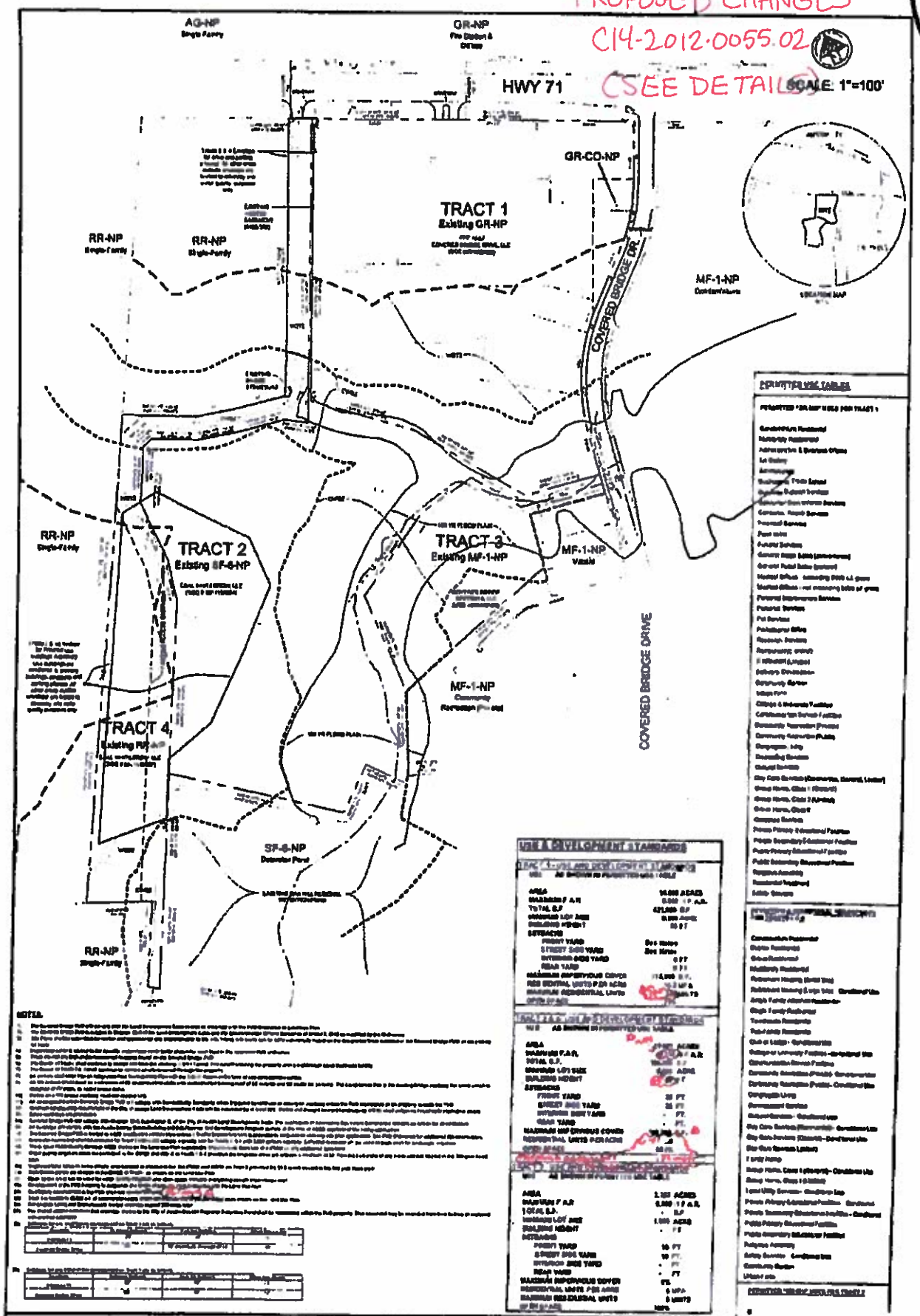

COVERED BRIDGE PUD
LAND USE PLAN
C814-2012-0055

SHEET 1 OF 1

Throco LAND

Exhibit C

he Covered Bridge PUD, or on a lot by

ing bridge crossing the creek which is

erty outside the PUD.
o no reasonable alternative exists.

s an option for development.

nce for additional TIA information.
or landscape irrigation.

and not located in the 100-year flood

Planning & Development Review

SSP.

d Planning Commission on January 11 (date)

USE & DEVELOPMENT STANDARDS

TRACT 1 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	14.009 ACRES
MAXIMUM F.A.R.	0.000 :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	0 FT.
REAR YARD	0 FT.
MAXIMUM IMPERVIOUS COVER	333,000 S.F.
RESIDENTIAL UNITS PER ACRE	16.2 UPA
MAXIMUM RESIDENTIAL UNITS	230 ~~240~~ UNITS
OPEN SPACE	20%

TRACT 2 & 4- USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	0.173 ~~10.007~~ ACRES
MAXIMUM F.A.R.	~~0.110~~ 2 F.A.R.
TOTAL S.F.	~~100,000 S.F.~~
MINIMUM LOT SIZE	~~0.500~~ ACRE
BUILDING HEIGHT	55' ~~40~~ FT.
SETBACKS	
FRONT YARD	25 FT.
STREET SIDE YARD	25 FT.
INTERIOR SIDE YARD	- FT.
REAR YARD	- FT.
MAXIMUM IMPERVIOUS COVER	~~100,000~~ S.F.
RESIDENTIAL UNITS PER ACRE	6.51 ~~8~~ UPA
OPEN SPACE	60.5%
MAXIMUM RESIDENTIAL UNITS	130 UNITS

TRACT 3 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	3.253 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.

OTES:

The Covered Bridge PUD will comply with the Land Development Code except as modified with the PUD Ordinance or Land Use Plan.
The Covered Bridge PUD is subject to Chapter 25-8 of the Land Development Code and the Environmental Criteria Manual as of March 7, 201
Site Plans shall be submitted for review and approval for any improvements to the site. These site plans can be done individually based on t
lot basis.
Impervious cover is limited to the specific impervious cover limits shown for each tract in the approved PUD ordinance.
There are not any Critical Environmental Features found on the Covered Bridge PUD.
The Owner of Tract 1 shall continue to accept and treat the abutting ¼ SH 71 sheet flow runoff entering the property with a biofiltration pond
The Owner of Tracts 2 & 4 shall continue to convey off-site runoff through the property.
All owners shall enter into an Integrated Pest Management Plan with the City of Austin at the time of site development permit.
All fire access drives must be a minimum of 20' unobstructed width with unobstructed turning radii of 50' outside and 25' inside for all turns.
designed at 20' width, as noted on the plans.
Incline on a fire access roadway must not exceed 10%.
All development within Covered Bridge PUD will comply with Compatibility Standards when triggered by land use or zoning on property wit
Minimum landscaping requirement of the City of Austin Land Development Code will be exceeded by at least 10%. Native and drought toler
Gated roadways are prohibited.
Covered Bridge PUD will comply with Chapter 25-2, Subchapter E, of the City of Austin Land Development Code. The application of Alternat
All buildings will comply with the Austin Energy Green Building (AEGB) Planned Unit Development Program current at the time of AEGB ap
The Covered Bridge PUD is limited to 4,500 unadjusted vehicle trips unless a Traffic Impact Analysis is provided in conjunction with any site
Rainwater harvesting shall be provided for Tract 1 with 5,000 gallons capacity and for Tracts 2 & 4 with 2,500 gallons capacity. Collected rai
The Critical Water Quality Zones (CWQZ) shown on the Land Use Plan supersedes any previous depiction of a CWQZ on any preceding doc
Water quality irrigation areas are permitted in the CWQZ and WQTZ of Tracts 2 & 4 provided the irrigation areas are setback a minimum of 5
plain.
Vegetated filter strips to serve off-site development is allowed within the CWQZ and WQTZ on Tract 3 provided the VFS is not located in the
Biofiltration ponds are allowed in the CWQZ of Tract 1 as shown on the Land Use Plan.
Open space areas can be used for water quality irrigation and open space includes everything except impervious cover.
Development of the PUD Property is subject to the terms of both the PUD Ordinance and the Land Use Plan.
Multifamily development in the PUD shall not exceed 360 units. 360 units
Tract 1 is limited to 40,000 s.f. of commercial space within the Tract by right permitted uses shown on the Land Use Plan.
Congregate Living and Convalescent Service shall not exceed 200 beds total.
The shared access easement that provides access to the City of Austin Oak Hill Regional Detention Pond shall be maintained within the PUD
with another easement.
Setbacks for any multifamily development on Tract 1 are as follows:

Boundary	Building Setback	Parking Setback	Other Structures
Highway 71	25'	10'	10'
Covered Bridge Drive	60'	10' minimum, average of 15'	10'

Setbacks for any commercial development on Tract 1 are as follows:

Boundary	Building Setback	Parking Setback	Other Structures
Highway 71	25'	10'	10'
Covered Bridge Drive	60'	10'	10'

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ORDINANCE NO. 20131003-080

AN ORDINANCE AMENDING ORDINANCE NO. 20130307-056 FOR THE PROJECT KNOWN AS COVERED BRIDGE PLANNED UNIT DEVELOPMENT LOCATED AT 6714 COVERED BRIDGE DRIVE IN THE WEST OAK HILL NEIGHBORHOOD PLAN AREA FROM PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD PLAN (PUD-NP) COMBINING DISTRICT.

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

PART 1. Covered Bridge Planned Unit Development (the "Covered Bridge PUD") is comprised of approximately 6.09 acres of land located generally at 6714 Covered Bridge Drive and more particularly described by metes and bounds in Exhibit "A" incorporated into this Ordinance.

PART 2. Covered Bridge PUD was approved on March 7, 2013, under Ordinance No. 20130307-056 (the "Original Ordinance").

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development-neighborhood plan (PUD-NP) combining district to planned unit development-neighborhood plan (PUD-NP) combining district on the property described in Zoning Case No. C814-2012-0055.01, on file at the Planning and Development Review Department and locally known as 6714 Covered Bridge Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 4. This ordinance amends the Land Use Plan, attached as Exhibit "C", to change the building coverage for Tracts 2 and 4 from 100,000 to 150,000. The attached Land Use Plan replaces the Land Use Plan in Ordinance No. 20130307-056. Except as otherwise specifically provided in Ordinance No. 20130307-056, as amended, all other rules, regulations and ordinances of the City, including Ordinance No. 20081211-097, apply to the PUD.

PART 5. The Property is subject to Ordinance No. 20081211-097 that established the West Oak Hill neighborhood plan combining district.

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PART 6. This ordinance takes effect on October 14, 2013.

PASSED AND APPROVED

October 3, 2013 §
§
§

Lee Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Jannette S. Goodall
City Clerk

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Exhibit "A"

Tract 1

Lots 1A-7A, Block 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, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 201000036 of the Official Public Records of Travis County, Texas.

Tracts 2 and 4

Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

Lot 2, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

A 6.097 acre tract of land, more or less, being a portion of Lot A, Whitecrowe Addition Subdivision,. the tract of land being more particularly described by metes and bounds in Exhibit "A-1".

Tract 3

Lot 3, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

Lot 4, Block A, Covered Bridge Subdivision Section 8, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200400100 of the Official Public Records of Travis County, Texas.

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6.097 ACRES
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 6.097 ACRES (APPROXIMATELY 265,595 SQ. FT.), BEING A PORTION OF LOT A, WHITECROWE ADDITION, A SUBDIVISON OF RECORD IN VOLUME 87, PAGES 15A-15B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 6.097 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the southeast line of said Lot A, being the westernmost corner of Lot 1, Block A, Covered Bridge Subdivision Section 8, a subdivision of record in Document No. 200400100 of the Official Public Records of Travis County, Texas, being also the northernmost corner of a 15.741 acre tract described in Volume 13117, Page 759 of the Real Property Records of Travis County, Texas;

THENCE with the southeast line of said Lot A and the northwest line of the said 15.741 acre tract, the following two (2) courses and distances:

1. South 29°33'02" West, a distance of 240.05 feet to a 1/2" rebar found;
2. South 29°19'49" West, a distance of 319.87 feet to a 1/2" rebar with "Chaparral" cap set, from which a 1/2" rebar found for a common corner of said Lot A and the said 15.741 acre tract, bears South 51°52'11" East, a distance of 302.90 feet;

THENCE over and across said Lot A, the following three (3) courses and distances:

1. North 51°52'11" West, a distance of 30.36 feet to a 1/2" rebar with "Chaparral" cap set;
2. North 29°19'49" East, a distance of 222.30 feet to a 1/2" rebar with "Chaparral" cap set;
3. North 63°42'47" West, a distance of 170.09 feet to a 1" iron pipe found for a common corner of said Lot A and a 53.28 acre tract described in Volume 9504, Page 847 of the Real Property Records of Travis County, Texas;

THENCE North 31°25'13" East with the northwest line of said Lot A and the southeast line of the said 53.28 acre tract, a distance of 1257.25 feet to a 1" iron pipe found for the westernmost corner of a 6.88 acre tract described in Volume 13087, Page 536 of the Real Property Records of Travis County, Texas;

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THENCE with the common line of said Lot A and the said 6.88 acre tract, the following five (5) courses and distances:

1. South 60°42'19" East, a distance of 190.69 feet to a 1" iron pipe found;
2. South 74°07'03" East, a distance of 94.17 feet to a 1" iron pipe found;
3. South 76°20'49" East, a distance of 138.36 feet to a calculated point in the rock rip rap of a drainage structure;
4. North 32°10'11" East, a distance of 30.85 feet to a 1/2" rebar with "Chaparral" cap set;
5. North 28°28'11" East, a distance of 683.82 feet to a calculated point in the southwest right-of-way line of State Highway 71 (150' right-of-way width) as shown on TxDOT map CSJ No. 700-03, from which a 3/4" iron pipe found, bears South 84°20'35" West, a distance of 0.31 feet and a 1/2" rebar found, bears North 28°28'11" East, a distance of 1.82 feet;

THENCE South 61°58'52" East with the southwest right-of-way line of State Highway 71 and over and across said Lot A, a distance of 60.10 feet to a 1/2" rebar with "Chaparral" cap found in the southeast line of said Lot A, being the northernmost corner of Lot 2, Block A, of said Covered Bridge Subdivision Section 8, from which a 1/2" rebar found, bears North 28°28'09" East, a distance of 1.19 feet;

THENCE with the common line of said Lot A and said Covered Bridge Subdivision Section 8, the following thirteen (13) courses and distances:

1. South 28°28'09" West, a distance of 685.78 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 28°08'31" West, a distance of 95.64 feet to a 1/2" rebar found;
3. North 55°17'31" West, a distance of 62.17 feet to a 1/2" rebar with "Landmark" cap found;
4. North 77°20'11" West, a distance of 125.22 feet to a 1/2" rebar found;
5. North 73°50'19" West, a distance of 102.53 feet to a 1/2" rebar found;
6. North 60°54'36" West, a distance of 119.75 feet to a 1/2" rebar found;
7. South 75°33'19" West, a distance of 28.94 feet to a 1/2" rebar found;
8. South 30°28'57" West, a distance of 43.56 feet to a 1/2" rebar found;

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9. South 29°50'49" West, a distance of 51.07 feet to a cotton spindle found;

10. South 31°27'09" West, a distance of 50.15 feet to a 1/2" rebar found;

11. South 01°59'33" West, a distance of 164.96 feet to a 1/2" rebar found;

12. South 14°18'24" West, a distance of 106.24 feet to a 1/2" rebar found;

13. South 29°35'16" West, a distance of 440.59 feet to the **POINT OF BEGINNING**, containing 6.097 acres of land, more or less.

Surveyed on the ground September 13, 2011. Bearing basis is Grid Azimuth for the Texas Central Zone, NAD 1983/93 HARN from the LCRA survey control network.
Attachments: Drawing 040-038-WHITECROWE-6AC

9/14/11

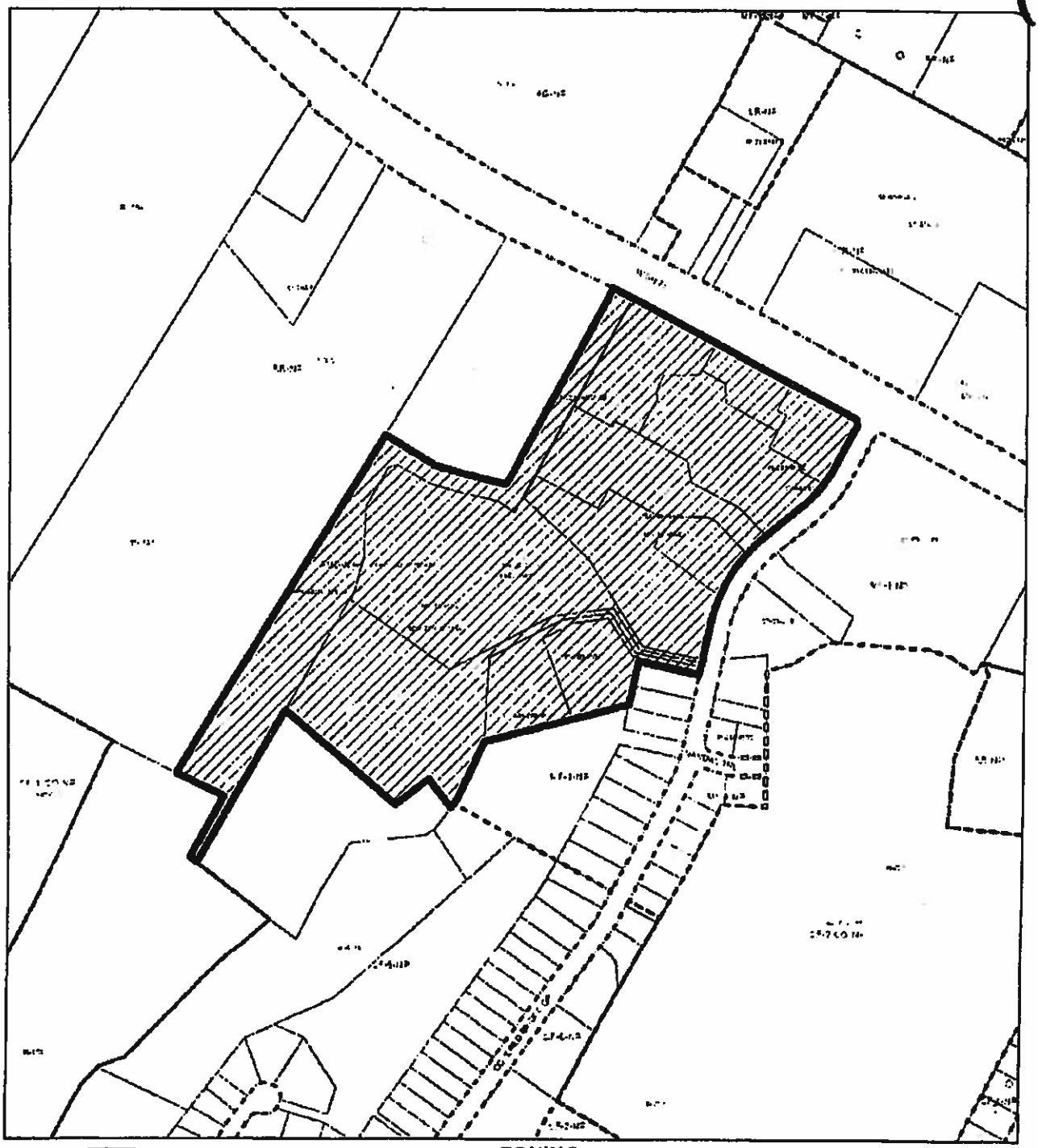
Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
October 31 2011 01:59 PM
FEE: $ 58.00 2011158827

C3/12



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C814-2012-0055.01

1 " = 400 '

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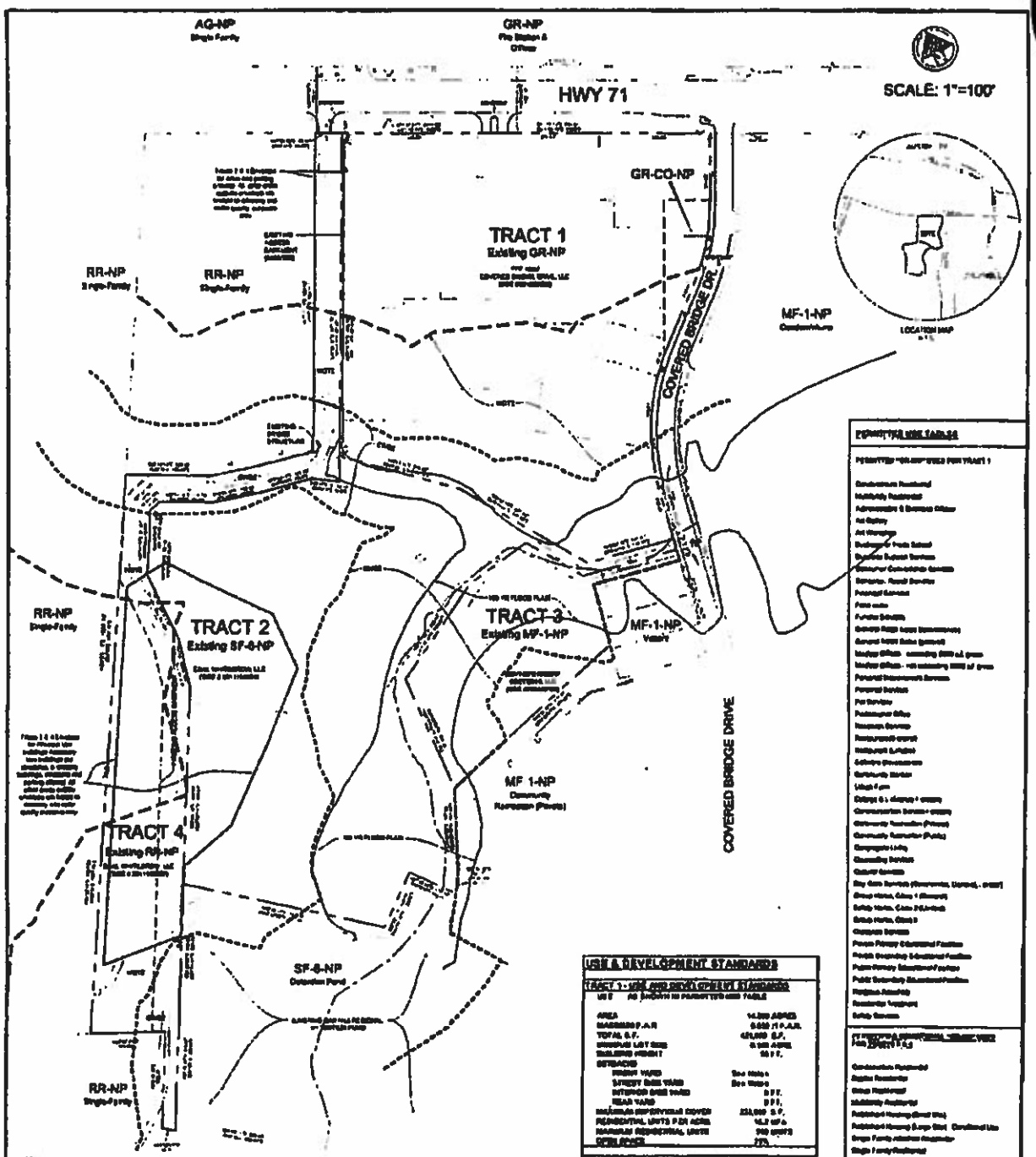
Exhibit B



USE & DEVELOPMENT STANDARDS

TRACT 1 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	14.300 ACRES
MAXIMUM F.A.R	0.600 S.F./S.F.
TOTAL G.F.	373,600 S.F.
MINIMUM LOT SIZE	0.100 ACRE
BUILDING HEIGHT	50 FT.
SETBACKS	
FRONT YARD	See Notes
STREET SIDE YARD	See Notes
INTERIOR SIDE YARD	0 FT.
REAR YARD	0 FT.
MAXIMUM IMPERVIOUS COVER	85%
RESIDENTIAL UNITS PER ACRE	14.3 UPA
MAXIMUM RESIDENTIAL UNITS	200 UNITS
OPEN SPACE	25%

TRACT 2 & 4 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	10.000 ACRES
MAXIMUM F.A.R.	0.110 S.F./S.F.
TOTAL G.F.	120,000 S.F.
MINIMUM LOT SIZE	2.000 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	100,000 S.F.
RESIDENTIAL UNITS PER ACRE	0
OPEN SPACE	50 FT.

TRACT 3 - USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

AREA	3.000 ACRES
MAXIMUM F.A.R	0.000 S.F./S.F.
TOTAL G.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%

COVERED BRIDGE PUD
LAND USE PLAN
C814-2012-0066

SHEET 1 OF 1

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Exhibit C