ZONING AMENDMENT REVIEW SHEET

<u>CASE:</u> C814-2012-0055.02 <u>P.C. DATE:</u> 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: Thrower Design (Ron Thrower)

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 235, 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 45 feet.

ISSUES:

Two elements of the requested PUD amendment have been modified since the Planning Commission recommended approval at their March 11, 2014 meeting, and these modifications are supported by Staff. The total number of residential units requested on Tract 1 increased from 230 to 235 (a net loss of 5 units), and the maximum building height requested on Tracts 2 & 4 decreased from 55 feet to 45 feet (a net increase of 5 feet). The request for 130 residential units on Tracts 2 & 4 remains unchanged.

PLANNING COMMISSION RECOMMENDATION:

March 11, 2014: TO GRANT PUD AMENDMENT AS RECOMMENDED BY STAFF, ON CONSENT (7-0-2) [R. HATFIELD- 1ST, D. CHIMENTI- 2ND; R. HERNANDEZ, J. NORTEY- ABSENT]

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 235 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 45-foot height, instead of the 40-foot height of the congregate living facility.

Multifamily is a permitted 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 still complies with the requirements of the Traffic Impact Analysis (TIA).

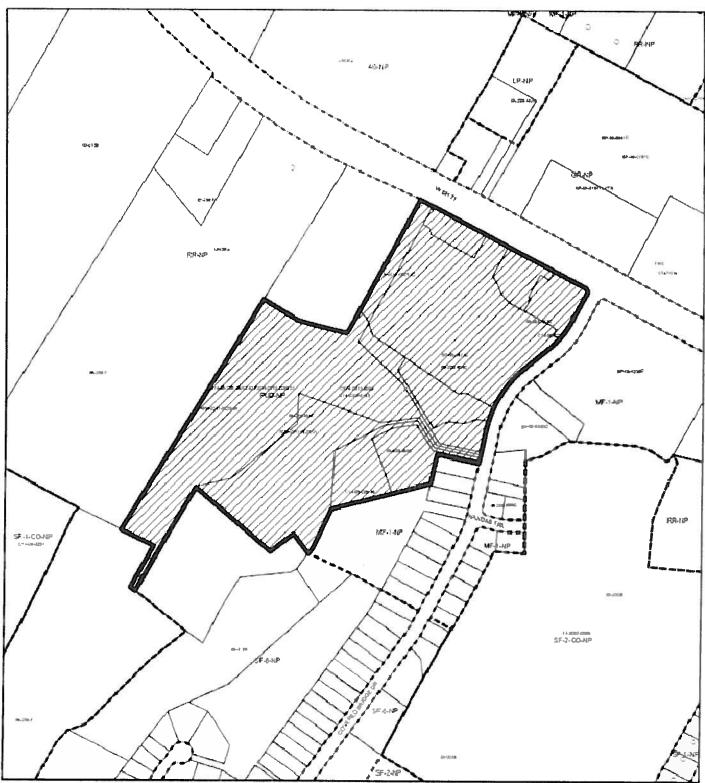
A copy of the zoning ordinance is attached, including the Land Use Plan. These are marked-up with the proposed changes. Also attached are the tables and notes being corrected on the Land Use Plan. The Covered Bridge PUD was approved by City Council on March 7, 2013, and a typographic error was corrected with Amendment #1 on October 3, 2013.

CITY COUNCIL DATE/ACTION: April 10, 2014

ORDINANCE NUMBER: ORDINANCE READINGS: 1st 2nd 3rd

CASE MANAGER: Heather Chaffin **PHONE:** 974-2122

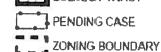
e-mail: heather.chaffin@austintexas.gov





SUBJECT TRACT

PLANNED UNIT DEVELOPMENT



ZONING CASE#: C814-2012-0055.02

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 on the ground survey and represents only the approximate reliable location of property boundaries.



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



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 Usc 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.

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

PASSED AND APPROVED

October 3

, 2013§

Lee Leffingwell

Mayor

APPROVED: MA

Karen M. Kennard City Attorney TTEST:(

Jannette S. Goodall

City Clerk

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.

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 comer 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;
- North 29°19'49" East, a distance of 222.30 feet to a 1/2" rebar with "Chaparral" cap set;
- 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;

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;
- 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;

- 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

Joe Ben Early, Jr.

Registered Professional Land Surveyor

State of Texas No. 6016

OF OF OF OTHER PROPERTY OF SURIES

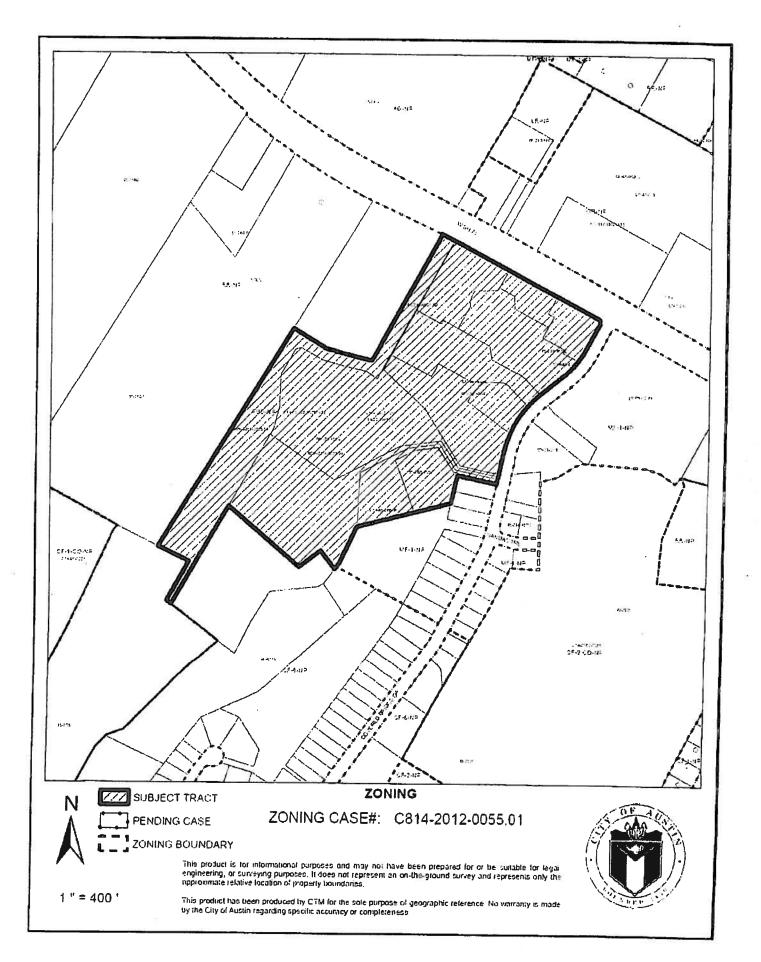
FILED AND RECORDED OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

March Bergoon

October 31 2011 01:59 PM

FEE: \$ 58 00 2011158827



PROPOSED CHANGES C14-2012-0055.02 AG-NP GR-NP Fire Distant & Officery CSEE DE TAILSGALE: 1"=100" HW **HWY 71** -32 41157W 71 GR-CO-NP TRACT 1 Existing GR-NP RR-NP CONCRED SHE OF DAYS INC RR-NP Single-Farmly MF-1-NP COCATION MAP PERMITTED USE TABLES PERMITTED - DRI MU" U BES FOR TRACT 1 CNG. Administrative & Querous Cri.
An Clabery
And Westurgs
Duchwess Erick School
Duchwess Explosed Similar
Communic Comministration
Communic Comministration
Communic Comministration
Communic Comministration
Comm IDD YST FLOCO PLAN Francia Sarvina
Fetri in lis
Fetri in lis
General Regal Sales (conversance)
General Regal Sales (conversance)
General Regal Sales (in Inversance)
Medical Defeate - Antere (ing 1900) a.l. (pean
Medical Defeate - not memoring 5000 a.l. open
Medical Defeate - not memoring 5000 a.l. open RR-NP TRACT-3 TRACT 2 ME-1-NP Existing MF-1-NP Existing SF-6-NP COVERED BRIDGE DRIVE 113 Palement Office Resource Services
Restaurant & Ingel
Hosseurant & Ingel
Software Devolution
Portenuntly Games MF-1-NP Parenturity Clamber
Utbath Firm
College & University Facilities
Communitation Service Facilities
Community Numerical (Protes)
Community Restriction (Protes) TRACT 4 Existing RR-NP 12:25 Disy Care Service (Corresponde Care y Sona, Clare 1 (Care y) Care y Sona, Chee 1 (Care y) Care 1 Service, Chee 1 Care 1 Service, Chee 1 Care 1 Service, Chee 1 Prince Security Educational For Prince Security Educational For Past Prince (Lacaritoral For Past Prince) Educational For Past Prince (Lacaritoral For Past Prince) Educational For Resignan Asserting Security Security Security Security Security Security Security Security Services Day Care Servoy (C - T. S. S. S. SF-6-NP USE & DEVELOPMENT STANDARDS Street Fro Pige TRACT 1-USE AND DEVELOPMENT STANDANDS USE AS SHOWN IN PERRITTED USE TABLE ASSEMBLY AND PROGRET ASSESSMENT AS SECURING FOR THE ASSESSMENT AS TO THE ASSESSMENT AS 14-819 ACRES 0-859 :1 P.A.R. 421,000 G.F. 0-900 ACRES 33-1 F. 4700 See Hotes See Hotes SET, OFT, 332,800 SF, 4.7 UPA RR-NP Machinery Residential Redressors Hopern (5 Michany Hudderigi
Makeman Huseng Ling Sal)-Cor Antendra Huseng Ling Sal)-Cor Sirgh Family Alashes Heighedy Salph Family Alashes Heighedy Tendhase Rasidente Tendhase Rasidente Chilipo or University Factors - Cora Compro or University Factors - Cora Correspondition Develop Cora Correspondition Develop Cora Correspondition Cores Pladinase Correspondition Cores (Cora 100 mg USE AS SHOWN IN PERSITTED AND TABLE egyd eit med fillio o Tr fre t till diene om en best typ filen om Com and 10 Messephonial (Drive ill med en or Boren 1, 18 M at med filed file die op om G om filed best in om en period (on to omy o plant) op best en tra dimptylee in tre of the original in the original or the original original or the original original or the original ACIA
MANUME F.A.R.
MANUME CO BLEE
MALENG BOOM
TOTAL B.F.
MINIME CO BLEE
MALENG BOOM
STREAM
STREAM
STREAM
STREAM
STREAM
MALINAS BOOM
MITSHOR BOOM
MALINAS BOOM
MALINAS BOOM
MALINAS BOOM
MALINAS WED PRIVOUS COVER
RESUDENTAL WITH PER ACIR
OF SI SPACE PHET ACRES 115 A F A.R. 126 ACRE 6 00 F F S FT. reflect of processes.

Many Politics Services (Services Services S Day Care Services (Commercial) - Constitutes Day Care Services (Constitute Constitute Uses Cay Cate Services (Queenty - Conde Day Gare Services Lorded) J solly room Group Home, Clean I (Gareris) - Con Group Home, Clean I (Gareris) - Con Group Home, Clean I (Unifold) Local Villy Services - Conditions Line COEN SPACE UNE AS INOWN IN PERMITTED USE TABLE I'd bland within decisioned it offend with the CVIII and MDI or I mail i provide or diverged the Credit is from I as shown on the use of the Pho-PRO NOTE the CVIII and I are the CVIII and I are the CVIII are the OPP I prompt is already in the CVIII and I are the CVIII are the CVIII and or in the CVIII are the county of the CVIII are the CVIII are the CVIII and I are the CVIII are the CV AREA
HAVELUM F.A.R.
TOTAL E.F.
HAVELUM F.A.R.
TOTAL E.F.
BALDING HOOM!
BETTALCHS
FRORT YAND
STREET SUM YAND
OTTENDOS SIGN YAND
OTTENDOS SIGN YAND
AMAZINAM BETTALCHS
AMAZINAM BETTALCHS
RAZINAM SIGN SOMYTAL UNTS
OFFICE SAACS I com Villig Serves» - Destinario Lea
Pinera Primary Admission II rections Com
Pinera Security Efficience in Helities - (
Pinera Security Efficience Fertilia)
Pineta Recorday Bibliotica Fertilia
Pineta Recorday Bibliotica Fertilia
Pineta Recorday Bibliotica Fertilia
Pineta Recorday Bibliotica Fertilia
Reference - Commission Continues
Union Funo
Urban Funo Wanta may 21 10 FT. 10 FT. - FT. - FT. - FT. - EUPA - EUNITS PERSENTED -UNION VINE POR PRACT 2 COVERED BRIDGE PUD 7hrow LAND USE PLAN C814-2012-0055 SHEET 1 OF 1 LAND

USE & DEVELOPMENT STANDARDS

TRACT 1 - USE AND DEVELOPMENT STANDARDS

AS SHOWN IN PERMITTED USE TABLE USE

AREA 14.880 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 0 FT. REAR YARD 0 FT MAXIMUM IMPERVIOUS COVER 338,000 S.F. RESIDENTIAL UNITS PER ACRE 15.8 UPA MAXIMUM RESIDENTIAL UNITS **235 UNITS** OPEN SPACE 25%

TRACT 2 & 4- USE AND DEVELOPMENT STANDARDS

USE AS SHOWN IN PERMITTED USE TABLE

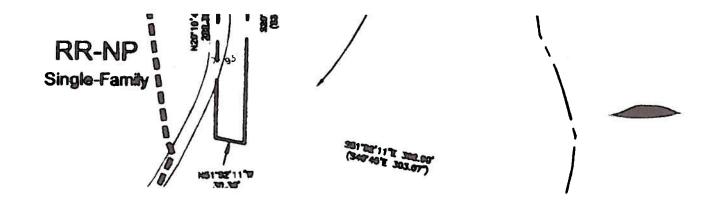
MAXIMUM RESIDENTIAL UNITS

OPEN SPACE

AREA 19.987 ACRES MAXIMUM F.A.R. 0.173 :1 F.A.R. TOTAL S.F. 150,000 S.F. MINIMUM LOT SIZE 0.500 ACRE **BUILDING HEIGHT** 45 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 **6.51 UNITS**

130 UNITS

60.5%



OTES:

The Covered Bridge PUS will comply with the Land Development Code except as medified with the PUS Ordinance or Land Use Flan.

The Covered Bridge PUD is subject to Chapter 28-0 of the Land Dovelopment Code and the Environmental Criteria Monual as of March 7, 39 Site Plans shall be substitled for review and approval for any improvements to the allo. These alle plans can be done individually based on let basis.

impurvious cover is limited to the specific impervisus cover limits shown for each treat in the approved PUD ordinance.

There are not any Critical Environmental Postures found on the Covered Bridge PUD.

The Owner of Tract 1 shall continue to accept and treat the abuting % SM 71 sheet flow runoff entering the property with a biofiltration pond. The Owner of Tracts 2 & 4 shall continue to convey all effects runoff through the property.

All owners shall enter into an integrated Post Management Plan with the City of Austin at the time of site development permit.

All fire eccess drives ment to a minimum of 26' exchatructed width with enchatructed turning radii of 89' outside and 26' incide for all turns designed at 26' width, as noted on the plane.

Institut en a fire access readuray must not exceed 16%.

All development will in Covered Bridge FUO will comply with Compatibility Standards when triggered by land use or unking on property will Minimum landscaping requirement of the City of Austin Land Development Code will be exceeded by at least 16%. Notive and drought tolern Gated readways are problemed.

Covered Bridge PUB will comply with Chapter 26-2, Subchapter E, of the City of Austin Land Development Code. The application of Alternat All buildings will comply with the Austin Energy Green Building (AEGS) Planned Unit Development Program current at the time of AEGS applications and Bridge PUB is limited to 4,500 unadjusted vehicle trips unless a Traffic impact Analysis is provided in conjunction with any six Rainwater harvesting shell be provided for Tract 1 with 5,000 gaters capacity and for Tracts 2 & 4 with 2,000 gaters capacity. Collected rain The Critical Water Quality Zenes (CWQE) shown on the Land Use Plan supercedes any provious depiction of a CWQE on any preceding doc Water quality irrigation cross are permitted in the CWQE and WQTE of Tracts 2 & 4 provided the irrigation areas are estimated in the CWQE and WQTE of Tracts 2 & 4 provided the irrigation areas are estimated.

Vegetated filter strips to serve eff-site development is allowed within the CWGZ and WQTZ on Tract 3 provided the VFS is not located in the Elicitivation ponds are allowed in the CWGZ of Treat 1 as shown on the Land Use Plan.

Open spass areas can be used for water quality irrigation and span spass includes overything except impervious cover.

Dovetopment of the PUB Property is outjust to the terms of both the PUB Outleance and the Land Use Plan.

Multillamily development in the PUD shall not exceed the units. 365 Units

Treat 1 to timited to 40,000 s.f. of commercial space will can include any of the permitted uses shown on the Land Use Plan.

Congregate Living and Convolocount Serves shall not exceed 200 bods total.

The shared access eacoment that provides access to the City of Austin Oak Hill Regional Detention Pend shall be maintained within the PUI with another executed.

Solbanius for any multifemily development on Treat 1 are as follows:

	Some Sund	Portion Softenets	Other Structures
Highway 71	27	60	10
Covered Bridge Drive	507	10' minimum, average of 15'	16'

Case Num CD 14-14 Asseroved ZOVS

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

Approved 402, 421, 4

Rentme	Pullation Settleral	Partition Softwark -	Other Structures
Mahway 71	20'	10"	18'
Covered Bridge Brive	50'	10"	18

