

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C814-2012-0055.02

REQUEST: Approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 6714 Covered Bridge Drive (Williamson Creek Watershed-Barton Springs Zone) from planned unit development-neighborhood plan (PUD-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning, to change a condition of zoning.

DEPARTMENT COMMENTS: Additional conditions imposed by Council at First reading were as follows: Tract 1: 235 residential units, with 230 for multi-family and 5 for condominium use; Tracts 2 and 4: lower height amount from 55 feet to 45 feet (a reduction of 10 feet) and density would equate to 0.173 to 1. The land in the PUD is within the area known as the Barton Springs Zone in which the City's Save Our Springs (SOS) ordinance applies. PUD zoning may modify City ordinances applicable to development of the land.

OWNER / APPLICANT: PPF AMLI Covered Bridge Drive, LLC; Covered Bridge Section 8, LLC

AGENT: Thrower Design (Ron Thrower)

DATE OF FIRST READING: First reading approved on April 10, 2014. Vote: 7-0. (Spelman-1st, Morrison- 2nd)

CITY COUNCIL HEARING DATE:

May 1, 2014:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin

e-mail: heather.chaffin@austintexas.gov

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: 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 residential units permitted on Tract 1 from 240 to 235 (230 multifamily and 5 condominium), 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).

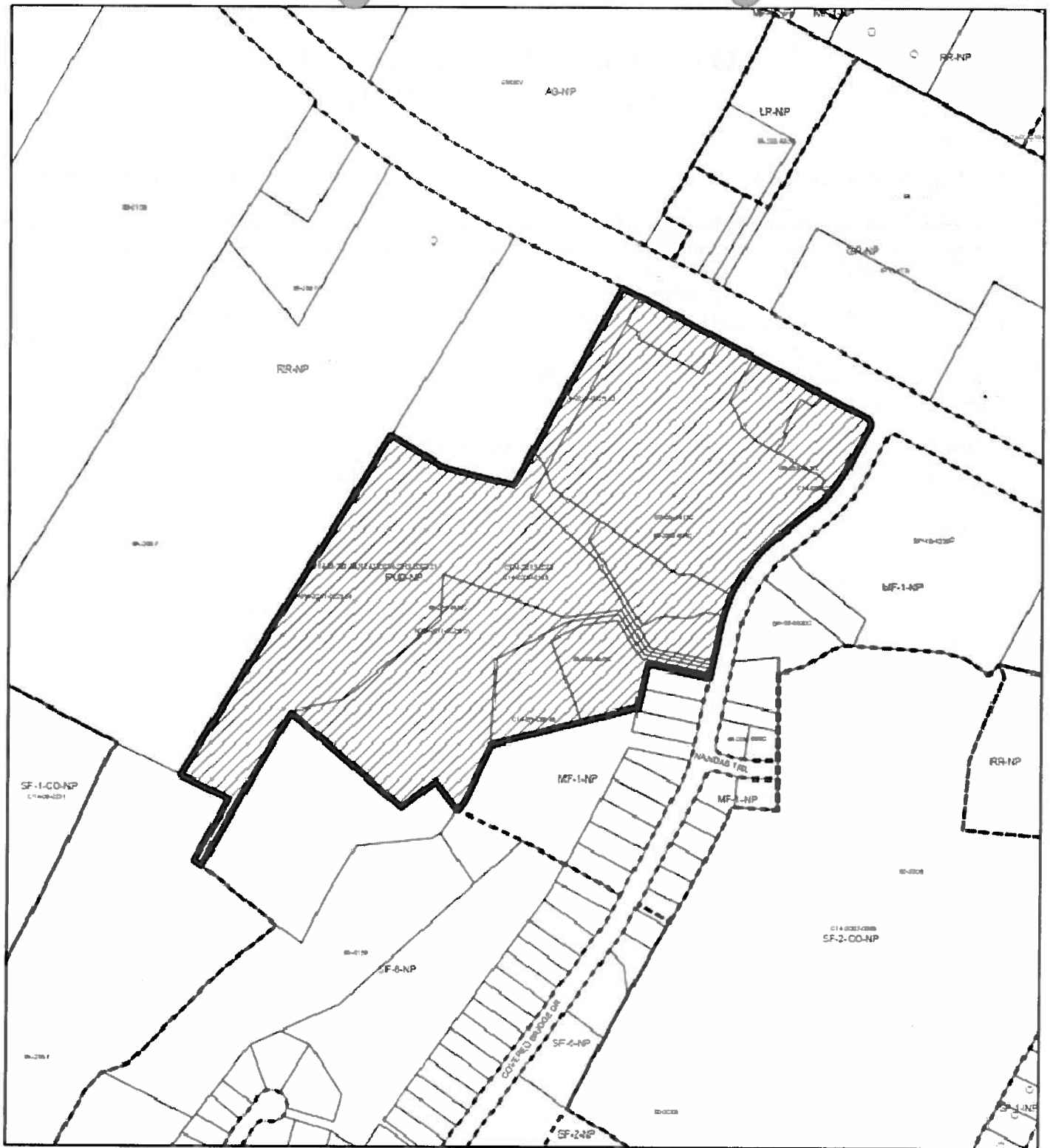
A copy of the zoning ordinance is attached, including the Land Use Plan. These are marked-up with the proposed changes. Also attached are the tables and notes being corrected on the Land Use Plan. The Covered Bridge PUD was approved by City Council on March 7, 2013, and a typographic error was corrected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




CITY COUNCIL DATE/ACTION: April 10, 2014: First reading approved with conditions as follows: Tract 1: 235 residential units, with 230 for multi-family and 5 for condominium use; Tracts 2 and 4: lower height amount from 55 feet to 45 feet (a reduction of 10 feet) and density would equate to 0.173 to 1. Vote: 7-0. (Spelman- 1st, Morrison- 2nd)

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 974-2122



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

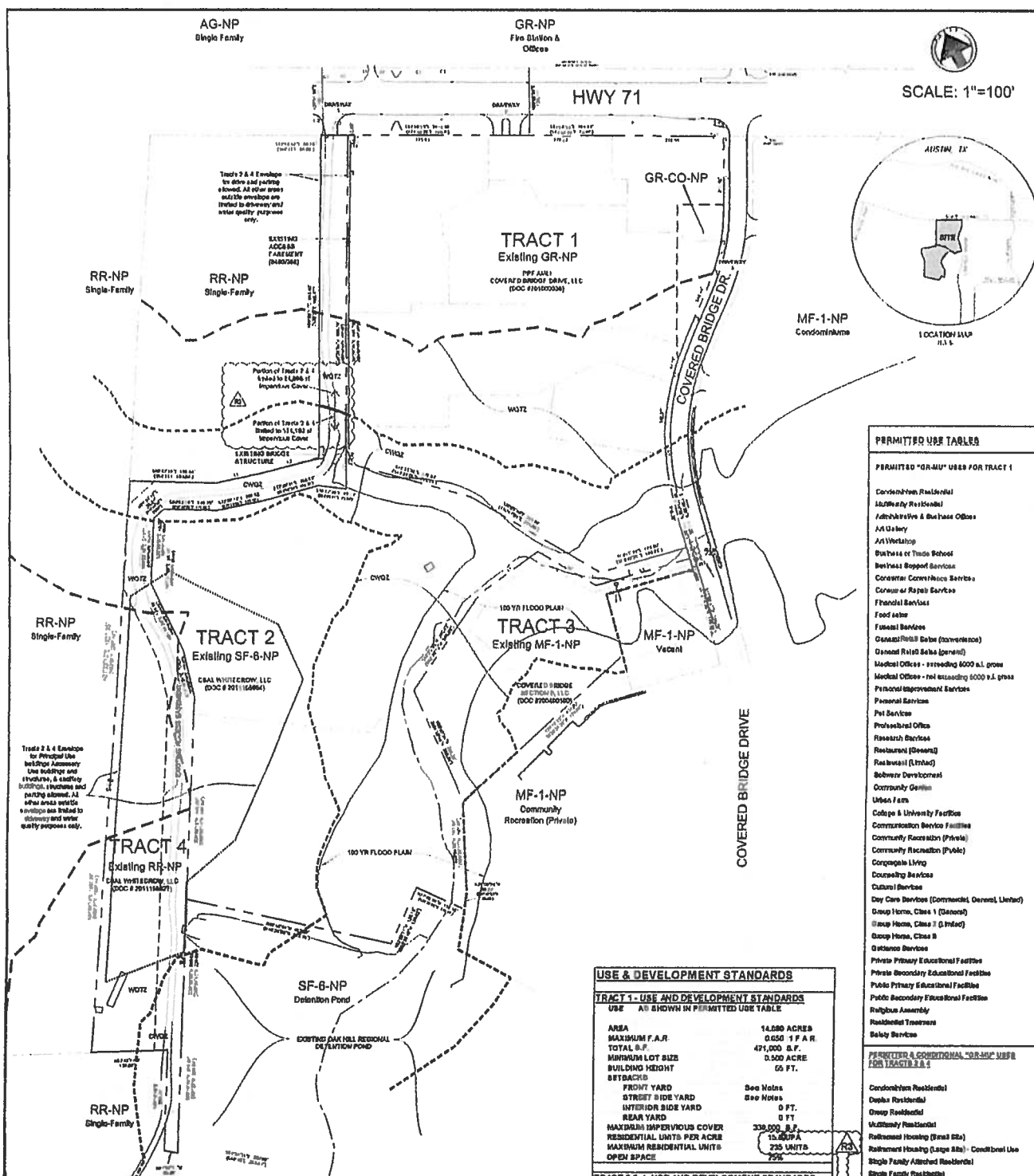
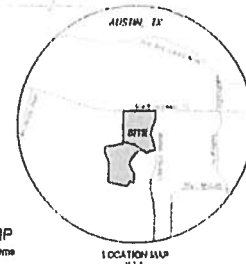
PLANNED UNIT DEVELOPMENT

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 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.





PERMITTED "OR-MU" USED FOR TRACT 1

- Construction Residential
- University Residential
- Administrative & Business Offices
- Art Gallery
- Art/Workshop
- Business or Trade School
- Business Support Services
- Consumer Convenience Services
- Consumer or Repair Services
- Financial Services
- Food sales
- Fuel Services
- Gasoline/Petrol Sales (convenience)
- General Retail Sales (general)
- Medical Offices - serving 6000 or less people
- Medical Offices - not exceeding 6000 sq. ft. gross
- Principal Improvement Services
- Personal Services
- Pet Services
- Professional Office
- Research Services
- Restaurants (Dine-in)
- Retail (Limited)
- Software Development
- Community Services
- Urban Farm
- College & University Facilities
- Communication Service Facilities
- Community Recreation (Private)
- Community Recreation (Public)
- Corporate Living
- Courtesy Services
- Cultural Services
- Day Care Services (Commercial, General, Limited)
- Day Care, Class 1 (General)
- Group Home, Class 1 (Limited)
- Group Home, Class 2 (General)
- Group Home, Class 3
- Offices
- Offices
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly
- Residential Tenancies
- Safety Services

PERMITTER A CONDITIONAL "OR-IN" USE
FOR TRACTS 2 & 4

- Condominium Residential
- Duplex Residential
- Group Residential
- Multitenant Residential
- Retirement Housing (Small Site)
- Retirement 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
- Convenience Services
- Cultural Services - Conditional Use
- Day Care Services (Childcare) - Conditional Use
- Day Care Services (Eldercare) - Conditional Use
- Day Care Services (Infant)

Group Home, Class 1 (General) - Conditional Use

Local Utility Services - Conditional Use
Private Primary Educational Facilities - Conditional
Private Secondary Educational Facilities - Conditional
Public Primary Educational Facilities
Public Secondary Educational Facilities
Religious Assembly
Safety Services - Conditional Use
Seniority Gardens
Urban Farm

PERMITTED "AS-IS" USES FOR TRACT 2

Community Recreation (Public)

USE & DEVELOPMENT STANDARDS

TRACT 1- USE AND DEVELOPMENT STANDARDS

AREA	14.080 ACRES
MAXIMUM F.A.R.	0.050 1 F A R
TOTAL S.F.	471,000 S.F.
MINIMUM LOT SIZE	0.500 ACRE
BUILDING HEIGHT	65 FT.
SETBACKS	
FRONT YARD	See Notes
STREET SIDE YARD	See Notes
INTERIOR SIDE YARD	0 FT.
REAR YARD	0 FT.
MAXIMUM IMPERVIOUS COVER	338.00% S.F.
RESIDENTIAL UNITS PER ACRE	15.00 U/A
MAXIMUM RESIDENTIAL UNITS	735 UNITS
OPEN SPACE	75%

TRACT 2 & 4- USE AND DEVELOPMENT STANDARDS

AREA	18.97 ACRES
MAXIMUM P.A.R.	0.173 1 P.A.R.
TOTAL S.F.	1,600,000 S.F.
MINIMUM LOT SIZE	5,100 ACRES
BUILDING HEIGHT	3 FT.
SETBACKS	
FRONT YARD	25 FT.
STREET SIDE YARD	25 FT.
INTERIOR SIDE YARD	5 FT.
REAR YARD	5 FT.
MAXIMUM IMPERVIOUS COVER	100.00 %
RESIDENTIAL UNITS PER ACRE	6.51 UNITS
MAXIMUM RESIDENTIAL UNITS	130 UNITS
OPEN SPACE	50.00 %

TRACT 3 - USE AND DEVELOPMENT STANDARDS

AREA	3.255 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.
SETBACK®	
FRONT YARD	10 FT
STREET SIDE YARD	10 FT
INTERIOR SIDE YARD	- FT
REAR YARD	- FT
MAXIMUM PERVIOUS COVER	0%
RESIDENTIAL UNITS PER ACRE	0 UPA
MAXIMUM RESIDENTIAL UNITS	0 UNIT®
OPEN SPACE	100%

NOTES:

- [illegible]