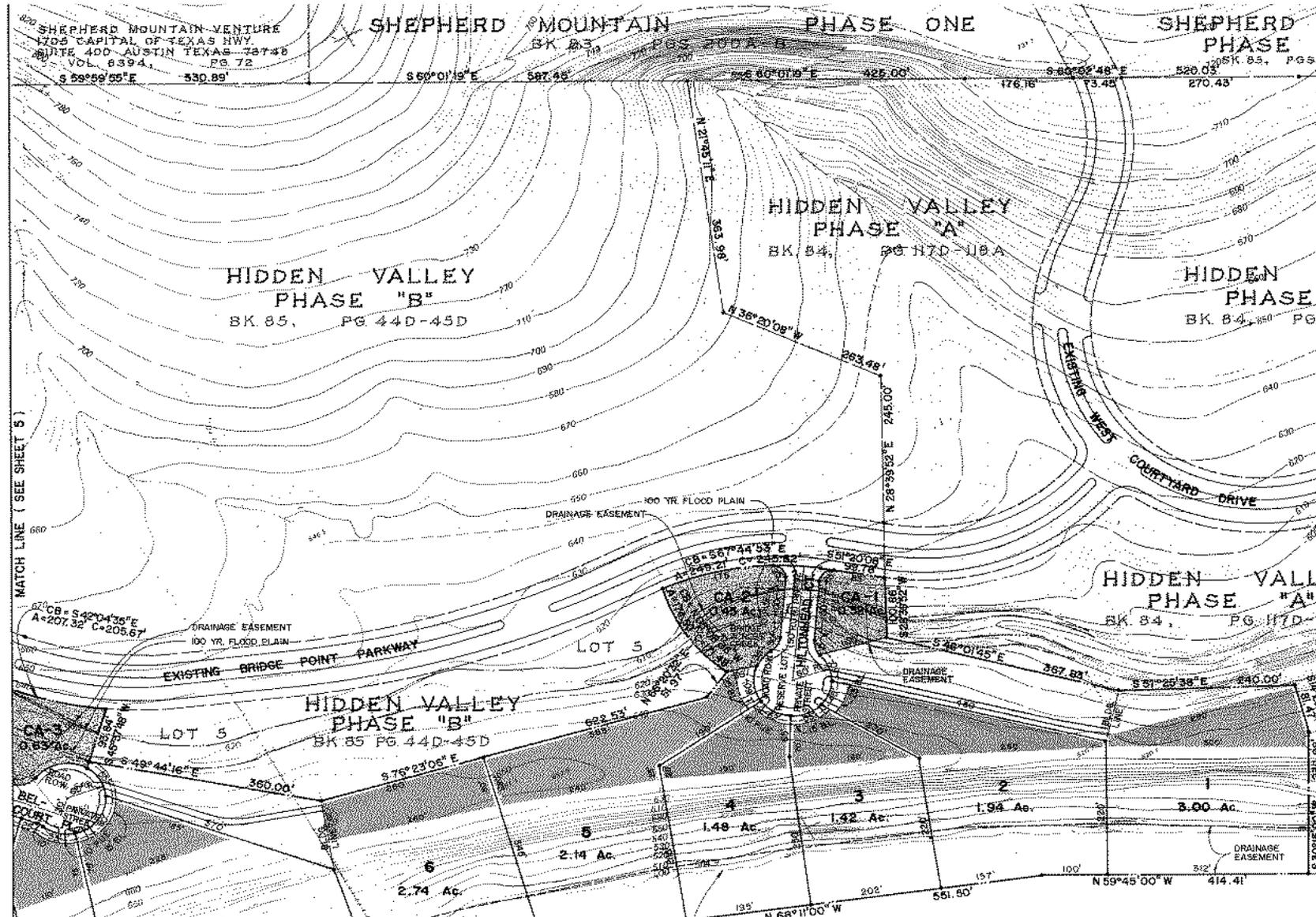
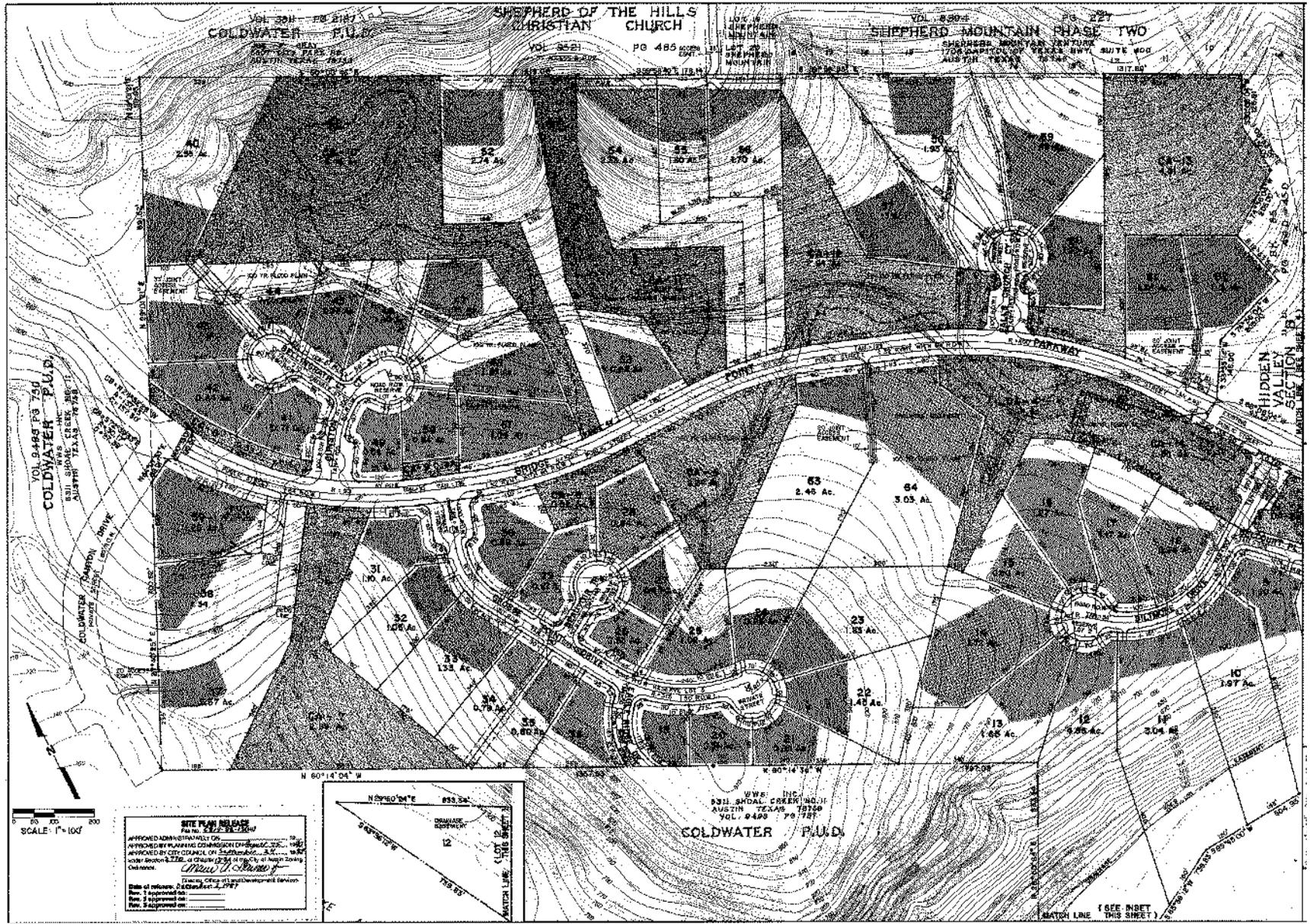


# Existing PUD-Hidden Valley



# Existing PUD-Hidden Valley







**Austin City Council  
MINUTES**

**For SEPTEMBER 24, 1987 - 1:00 P.M.**

Council Chambers, 307 West Second Street, Austin, Texas

**Memorandum To:**

Mayor Cooksey called to order the meeting of the Council, noting the presence of all Councilmembers.

**MINUTES APPROVED**

The Council, on Councilmember Nofziger's motion, Councilmember Shipman's second, approved minutes for regular meetings of August 27, 1987 and September 3, 1987 and special meetings of September 3 & 15, 1987. (4-0 Vote, Mayor Pro Tem Trevino and Councilmember Urdy out of the room.)

**CITIZEN COMMUNICATIONS**

Ms. Janet Pogue discussed Wild Basin Interpretive Center and Mr. Mark R. Smith discussed City Landfill fees.

**ITEM POSTPONED**

Postponed to October 15, 1987 is consideration of second/third readings of the Development Processing Ordinance (13-1) and the Performance Overlay Ordinance.

**OLD BUSINESS - ZONING ORDINANCES**

The Council, on Councilmember Shipman's motion, Councilmember Humphrey's second, passed through second/third readings of ordinances amending Chapter 13-2A of the Austin City Code (Zoning Ordinance) to cover the following changes: (5-0 Vote, Councilmembers Urdy and Carl-Mitchell out of the room)

- |                  |              |             |
|------------------|--------------|-------------|
| (1) GEORGE NALLE | 1500 Capital | From "SF-2" |
| By Terry Bray    | Parkway      | to "MF-3"   |
| C14r-86-207      |              |             |

First reading on December 4, 1986, (6-0). Mayor Pro Tem John Trevino, Jr. and Councilmember Charles E. Urdy absent. Conditions have been met as follows: Development restricted to that shown on site plan attached as an exhibit to the ordinance.

- (5) -87 FIRST STATE 3500 Block Dime From "DR", "SF-2"  
127 BANK Circle To "LI"  
By John Lee RECOMMENDED  
ORDINANCE
- (6) -87 LOU B. & FAE 9436 Parkfield From "GR"  
129 PALLEY Drive To "CS-1"  
By Shaffer RECOMMENDED  
Financial Network ORDINANCE
- (7) -87 YAGER LANE/ 1600 Block Yager From "DR"  
122 DESSAU ROAD Lane To "GR" & "RR"  
PARTNERSHIP 12000 Block Dessau FIRST READING  
Road

RECOMMENDED "GR" zoning with "RR" zoning for the 100-year floodplain, subject to an impervious cover limit of 70 percent, no access to Dessau Road, no certificate of occupancy prior to construction of Doubleback Lane, and fulfilling recommendation of a revised traffic impact analysis prior to issuance of a building permit for any use other than a church, private elementary school, or commercial day care center.

- (8) ~~8-86~~ HIDDEN VALLEY Bridge Point From "LA" & "DR"  
~~023~~ P.U.D. Parkway To PUD  
CREDITBANC FIRST READING  
INTERNATIONAL CORP.

RECOMMENDED PUD zoning, grant variances to exceed the maximum block length, to exceed the maximum cul-de-sac length for Grosse Pointe Ct., Eagle Ridge and Biltmore Court; approve variances from the Lake Austin Watershed Ordinance to construct a public or private roadway on slopes exceeding 25% and to exceed four feet of cut and fill, based on items 1, 2 and 3 of the finding of fact criteria being subject to Environmental Board recommendations and that erosion controls are to be provided at the headwall of the draw for the roadway that exceeds 25% slopes; applicant is to try to obtain access through Shepherd of the Hills Church site for lot 52.

(On Mayor Pro Tem Trevino's motion, Councilmember Urdy's second, 6-0 Vote, Councilmember Humphrey out of the room)

- (9) -83 CITY OF AUSTIN 2504-2508, 2505-2509 From "I-LA" & "SF-3"  
003 By Stanley Depve, Westlake Drive and To "CR"  
Dan McRae West of 2506 NO RECOMMENDATION  
Westlake Drive

CONTINUE UNTIL THE PARTIES  
CONCERNED BRING IT BACK

(On Councilmember Carl-Mitchell's motion, Councilmember Shipman's second, 5-0 Vote, Mayor Pro Tem Trevino and Councilmember Urdy out of the room)



**Austin City Council  
MINUTES**

**For** DECEMBER 3, 1987 - 1:00 P.M.

Council Chambers, 307 West Second Street, Austin, Texas

Mayor Pro Tem Trevino called to order the meeting of the Council, noting the absence of Mayor Cooksey.

**MINUTES APPROVED**

The Council, on Councilmember Carl-Mitchell's motion, Mayor Pro Tem Trevino's second, approved minutes for regular meeting of November 19, 1987 and special meetings of November 17 & 24 (10:00 & 4:00), 1987. (4-0 Vote, Mayor Cooksey absent, Councilmembers Humphrey and Urdy not yet in the Council Chamber.)

**CITIZEN COMMUNICATIONS**

William Miller Jr. discussed STNP. Nancy Harris, Stephen B. Rodi, Otis Budd, Garry Wilkison, Chip Harris, Enrique Lopez Jr., and Al Dotson of the Library Commission, all discussed implementation of library budget cuts. Jackie Goodman did not appear but her statement was read by Chip Harris.

**ITEM POSTPONED**

Postponed to December 10, 1987 is the Austin Convention and Visitor Bureau, Inc. report on annual marketing plan and budget for approval.

**CIVIC CENTER PROJECT**

Council had under consideration ordinances and resolutions dealing with the Civic Center Project.

Motions made begin on the next page.

- (1) **HIDDEN VALLEY** Bridge Point From "LA" & "DR"  
**P.U.D.** Parkway to "P.U.D."  
 C814-86-023

First reading on September 24, 1987, (6-0).  
 Councilmember George Mumhrey out of room at roll call. No conditions to be met.

- (2) **WESTRIDGE P.U.D.** FM 2222 @ Grace From "SF-2"  
 By Doug Dune Lane to P.U.D.  
 C814-85-007

First reading on July 11, 1985, (6-0). Mayor Pro Tem John Trevino, Jr. abstained. No conditions to be met.

(5-0 Vote, Mayor Pro Tem Trevino abstained, Mayor Cooksey absent.

- (3) **TEXAS COMMERCE** 505 & 507 Ferguson From "I-SF-2"  
**BANK-AUSTIN NATIONAL** to "CS"  
**ASSOCIATION, A NATIONAL**  
**BANKING ASSOCIATION**  
 By Sharon Peters Judge  
 C14-85-059

First reading on May 2, 1985, (5-0). Councilmember Charles E. Urdy absent. Conditions have been met as follows: Restrictive Covenant incorporating conditions imposed by Council has been executed.

- (4) **THOMAS V. BRADFIELD** South Loop 1 at From "SF-2"  
**TRANSWESTERN PROPERTY** Loop 360 to "GO"  
**COMPANY**  
 C14r-86-283

Second reading on August 20, 1987, (6-0).  
 Councilmember Sally Shipman absent. Conditions have been met as follows: Development restricted to that shown on site plan attached as an exhibit to the ordinance.

- (5) **CITY OF AUSTIN** 100-3000 Lamar From "UNZ", "SF-2"  
**PARKS AND RECREATION** Boulevard, 5100 - "SF-3", "MF-2",  
**DEPARTMENT** 6000 Shoal Creek "MF-3", "MF-4",  
 By Stuart Strong Boulevard "LO", "GO", "CS"  
 C14-87-082 to "P"

First reading on August 27, 1987, (7-0). No conditions to be met.

CS14-86-023 HIDDEN VALLEY P.U.D.  
CREDITBANC INTERNATIONAL CORP.  
By: Bury & Pittman  
Bridgepoint Parkway

Greg Strimska, agent, said the density of the proposed plan was originally limited to 134 units, but under the Northwest Area Plan the density was limited to 64 lots as a condition of the waiver from the Comprehensive Watershed Ordinance. In addition, Bridgepoint Parkway was scaled down from 90' r.o.w. with 50' of pavement to 64' r.o.w. with 32' of pavement. Bridgepoint Parkway is dictated by the 40 m.p.h. mile speed that is required for geometrics. This has dictated the amount of cut and fill being requested by the applicant.

The applicant is requesting a cut and fill variance for 10 of the 64 lots. Those 10 lots contain cut and fill of less than 6' with the exception of Lot 42 which has a 9' cut and fill due to the fact that the streets bite into the tip of the hill at the end of the cul-de-sac.

The main issue is the variance to construct an easement across slopes of greater than 25% gradient. This easement will provide access to five lots that have frontage on Bridgepoint Parkway. They looked at various grades which would be encountered in taking access to Bridgepoint Parkway, and in all those instances they would traverse slopes in excess of 25% for much greater distances, and some of those grades were unacceptable to staff. The applicant therefore felt that the previous plan which would provide access through Shepard Mountain was most preferable; however, they have not been able to obtain an easement through Shepard Mountain. This alternative would require crossing an area of 100' across a slope, and is similar to the alignment which was previously agreed to. In addition, it will not create a significant environmental feature that would warrant special consideration if reviewed under the Comprehensive Watershed Ordinance. They feel the disturbance in the area will be minimal.

Mary Arnold asked if erosion and sedimentation control measures would be required and if the Commission could obtain an evaluation of any erosion and sedimentation control proposals during construction.

Marie Silver said erosion and sedimentation control measures will not be required but they will be required to install a rock berm at the bottom end of each draw. She noted that if they cannot obtain access from the Shepard Mountain tract, they may need to redraw lot lines.

Scott Roberts recommended that the applicant continue working with Shepard Mountain in order to obtain an access easement to Lot 52. If the Commission denies the variance which prevents the applicant from obtaining access to Lot 52, he will be forced into a position of having to work with Shepard Mountain to obtain that access, and if he is unable to acquire that access easement, he will have to come back at a later date and reapply for that variance.

Ken Blaker, Office of Land Development Services, suggested that a condition be placed upon the preliminary plan stating that the final plat will not be approved pending access via the Shepard Mountain church site. He noted that nothing precludes the applicant from reapplying for a variance.

**DRAFT FORM ONLY  
SUBJECT TO MODIFICATION**

Gail Gemberling said she would not vote against the variance given the Environmental Board recommendation.

Brad Greenblum, representing CreditBanc, said they have been negotiating with the Church of Christian Shepard for over one year to secure an easement. They have indicated a willingness to grant the easement, but their conditions are onerous and consist of view corridors which would reduce the number of lots. They are attempting to mitigate their considerations and are continuing to work with them.

Jim Cousar said he is not aware of any instance in which prohibiting a roadway on a 25% slope would deprive a property of privileges enjoyed by similarly situated and similarly timed development.

Scott Roberts said there have been instances in which the Commission has permitted developments to exceed the slope requirements for access and cut and fill.

Gail Gemberling said she views the easement as a driveway because it only provides access to one lot. She also noted that the applicant has worked very hard to comply with the requirements in other areas.

Jim Cousar said some portions of land within the Lake Austin Watershed are simply not suited for development and should therefore not have access to them.

Charles Miles suggested that the applicant make an effort to provide erosion and sedimentation controls.

**COMMISSION ACTION: Roberts/Gemberling**

**MOTION:** To grant PUD zoning, grant variances to exceed the maximum block length, to exceed the maximum cul-de-sac length for Grosse Pointe Ct., Eagle Ridge and Biltmore court, to delete the sidewalks along all roads; approve variances from the Lake Austin Watershed Ordinance to construct a public or private roadway on slopes exceeding 25%, and to exceed four feet of cut and fill, based on Items 1, 2 and 3 of finding of fact criteria; and subject to Environmental Board recommendations.

**Ayes:** Gemberling, Miles, Roberts, Arnold, Goodman, Parker

**Nays:** Cousar

**Abstained:** DeLaGarza

**MOTION CARRIED BY A VOTE OF 6-1-1**

**DRAFT FORM ONLY  
SUBJECT TO MODIFICATION**

STAFF RECOMMENDATION

CB14-86-23(U1)

The staff is not opposed to the proposed land use of PUD zoning and its accompanying site plan. However, the staff recommends denial of this PUD based on the proposed preliminary subdivision. This tract is effected by severe topographic constraints and the applicant has requested variances to the subdivision requirements, which the staff cannot support at this time.

A. Synopsis

On August 28, 1986 this proposed plan was granted a waiver by the City Council from complying with the Comprehensive Watersheds Ordinance. The waiver was granted subject to the following conditions: The applicant was to limit their project to a maximum density of 64 units and that the roadway called Bridge Point Parkway was to be constructed at a width of 32 feet including curb and gutter.

The proposed Hidden Valley Planned Unit Development Phase C consists of 64 single family residential lots, 22 common area lots and is located in the Lake Austin Watershed. The tract encompasses a total of 130.7219 acres and has a unit per/acre density count of less than one (1) per every two (2) acres.

The design and size of this P.U.D. is similar to that of a regular subdivision that would be required if developed under normal subdivision regulations pursuant to the Lake Austin Watershed restrictions. The main difference being the proposed private streets being utilized to access most of the subdivisions proposed lots. Currently under normal subdivision regulations private streets are not allowed unless done in conjunction with a P.U.D.

This tract has a City of Austin water and wastewater service commitment with an approved transfer of service commitments from the Shepard Mountain Subdivision. Two hundred and sixty five (265) living unit equivalents were transferred from Shepard Mountain to Hidden Valley, sixty four (64) of which are to be utilized for this particular tract.

The zoning surrounding this site varies from the use category of PUD to O, LO, and GR. The PUD uses vary from single family, to multi-family in the proposed subdivision of Coldwater PUD which abuts this tract to south and west. Office retail uses are found in the existing subdivisions of Hidden Valley which abut this tract to the east and north. Due to the severe topographic constraints and this PUD's low unit per acre density it is the opinion of the staff that PUD (single family) zoning is appropriate for this area.

A Traffic Impact Analysis was not required as there is no significant traffic impact produced by the sixty four (64) single family lots.

**B. Variances/Waivers**

The applicant has requested three (3) variances from normal subdivision regulations they are as follows:

1. Section 13-3-101: To exceed the maximum block length. Recommend to grant, due to the severe topographic constraints that exist and adequate circulation is provided for the proposed density.
2. Section 13-3-87: To exceed the maximum cul-de-sac length for Grosse Pointe Ct., Eagle Ridge and Biltmore Court. Recommend to grant, due to projects low density and the severe topographic constraints that exist.
3. Section 13-3-151: To delete the sidewalks along all roads. This variance has been withdrawn since the applicant is providing sidewalks as required by the ordinance and staff.

The applicant for the above-mentioned subdivision has requested a variance from the following sections of the Lake Austin Watershed Ordinance:

- A. Section 13-3-621: Impervious cover is not permitted on slopes exceeding 35%;
- B. Section 13-3-638: Public or private roadway construction is prohibited on slopes exceeding 25%, unless accessing five lots; and,
- C. Section 13-3-651: Cut and fill shall not exceed four (4) feet.

The subdivision was granted a waiver from the Comprehensive Watershed Ordinance on August 28, 1987, subject to a density limit of 64 units and a 32-foot roadway design (with curb and gutter) for Bridge Point Parkway.

The following outlines the roadways and lots for driveways for which a variance is requested, and the proposed depth and extent of the excess cut or fill:

ROADWAYS

<u>Roadway</u>	<u>Max. Cut</u>	<u>Max. Fill</u>
Bridge Point Parkway	19'	17'
Hilton Head Court	6'	12'
Falls Church Court	5'	6'
Gunnston Court	4'	6'
Bellingrath Court	12'	7'
Belcourt Place	3'	9'
Eagle Ridge	4.5'	7.5'

Beauvoir Terrace	4'	3'
Grosse Point	16'	6'
Biltmore Court	10'	8'

DRIVEWAYS

<u>Lot #</u>	<u>Max. Cut/Fill</u>	<u>Length</u>
1	6' Fill	30'
13	6' Cut	30'
14	6' Cut	50'
15	6' Cut	30'
22	5.5' Cut	30'
23	6' Cut	50'
24	5' Cut	50'
42	9' Cut	40'
59	5' Cut	20'
60	5' Cut	15'

The Environmental Services Division of the Department of Environmental Protection recommends that the variance to exceed the cut and fill limits of Section 13-3-651 be granted for the following reasons:

1. All the roadway cut and fill will be contained within the right-of-way. The roadway design width of 32 feet will limit the impact of the excess cut and fill sections.
2. Alternatives to the proposed roadway alignments were considered. These alternative alignments resulted in increased cut and fill sections required for the construction of the roadway.
3. The excess cut and fill amounts are considered a minimum departure from the requirements of the ordinance when topographic constraints and required roadway design criteria are taken into account. The excess driveway depths are required to access lots from the adjacent roadways.

It is recommended that the variance from Sections 13-3-621 and 13-3-638 to cross slopes exceeding 25% with a driveway, and to locate impervious cover on slopes exceeding 35% be denied. The proposed access easement would have to cross an area of extremely steep slopes in order to access one lot (Lot 52). The joint use driveway proposed to access Lots 37 and 38 will cross areas of slopes exceeding 35% and would result in a driveway with a grade exceeding 30%. It is felt that the access easement can be relocated to a flatter area such that the disturbance associated with the construction of this driveway will be minimized as much as possible. The access of these three lots do not warrant the disturbance that will be created by the construction of the driveways across the steeply sloped areas. These standards would

not allow safe all weather access, and might not allow safe access even in periods of good weather. As such, it is the opinion of the Transportation Review staff that this driveway for lots 37, 38 and 49 would also require variances to Chapter 13-3-646 and 647; these sections mandate that all lots shall be reasonably accessible from the roadway (646), and that all joint access driveways be constructed with a 10 MPH design speed (647). The staff recommends to deny these variance requests as well.

Attached to this report are the required finding-of-fact checklists for the special watershed related requested variances.

C. Requirements

Before this case may be approved the variances requested must be granted. Denial of these variances will result in requiring revisions be made to this plan.

If the variances are granted and the plan is approved then additional final stage requirements must be met prior to final plat approval and site plan release.

Exhibit C

-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

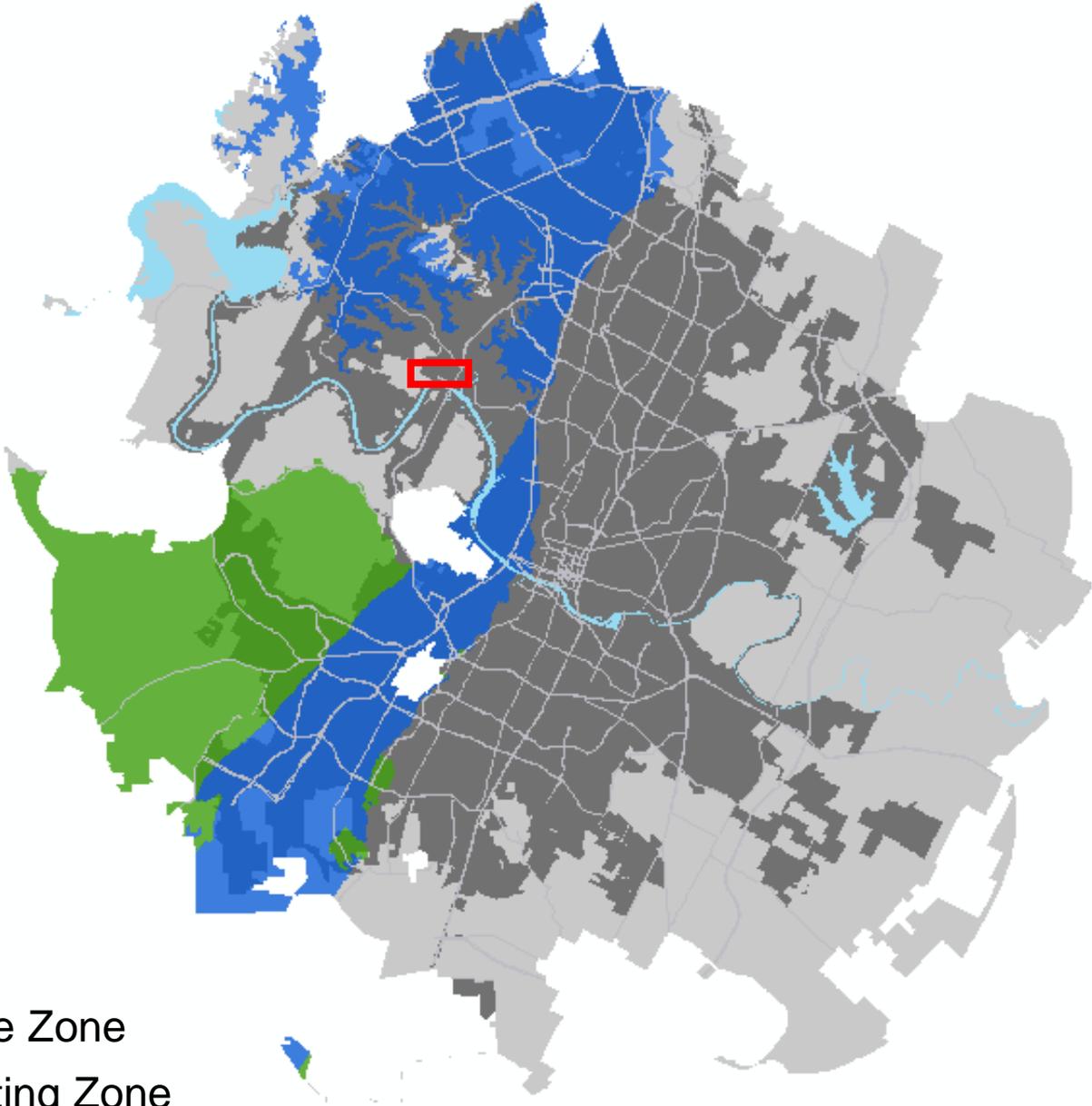


Exhibit C



Exhibit D

